

MUELLER PLANNED DEVELOPMENT AREA ZONING (ITEM #61)  
 AUGUST 26, 2004

Motion #	Staff recommendation	Comments
1	<p>Amend Part 6 (A) to add a new subsection to modify Subsection (B) (6) of Section 25-2-403 (<i>Land Use Plan Expiration and Amendment</i>) to provide that shifting development intensity in a manner that results in an "E" or "F" level of service on a roadway segment or at an intersection included in the traffic impact analysis governing the PUD is only a substantial amendment if the shifting development intensity is the sole reason for the "E" or "F" level of service.</p>	
2	<p>Amend Part 6 (A) to add a new subsection to modify Section 25-2-423 (<i>Rezoning If Development Applications Expire Or Are Not Approved</i>) to provide that the Director of the Neighborhood Planning and Zoning Department may request that Council initiate a rezoning only if a preliminary plan or site plan for a portion of the property is not approved on or before August 26, 2007.</p>	
3	<p>Amend Part (6)(B) to add a new subsection to modify Subsection (98) of Section 25-1-21 (<i>Definitions</i>) to provide that the Director of the Watershed Protection and Development Review Department may allow a site to cross a public alley if the uses on the site and the lots sizes on the site are similar.</p>	
4	<p>Amend Part (6)(B) to add a new subsection to modify Subsection (B) of Section 25-5-21 (<i>Phased Site Plan</i>) to provide that the director may approve development phasing if the date proposed for beginning construction on the final phase is not more than seven years after the approval date for the site plan. Planning Commission approval is required for development phasing if the date proposed for beginning construction of a phase is more than seven years after the approval date of the site plan.</p>	

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5	Amend Part (6)(B) to add a new subsection to modify Subsection (B) of Section 25-5-81 ( <i>Site Plan Expiration</i> ) to provide that a site plan for development in the PUD expires seven years after the date of its approval.	
6	Amend Part 6(D) to add a new subsection to modify Section 24-4-61 ( <i>Changes to an Approved Preliminary Plan</i> ) to provide that, except as otherwise provided in this section, an amendment to an approved preliminary plan shall be submitted and reviewed as a minor revision. An amendment that meets the criteria of a minor deviation shall be reviewed as a minor deviation.	
7	Amend Part (6)(D) to add a new subsection to modify Section 25-4-171 ( <i>Access to Lots</i> ) to provide that a lot that fronts on a common courtyard or access lot and that abuts an alley is not required to abut a dedicated public street.	
8	Amend Part (6)(D) to add a new subsection to modify Subsection (2) of Section 25-4-62 ( <i>Expiration of Approved Preliminary Plan</i> ) to provide that an approved preliminary plan covering land in the PUD expires 15 years after the date the application for its approval is filed.	
9	Amend Part (6)(G) to add a new subsection to modify Subsection (B)(7) of Section 25-10-23 ( <i>Hazardous Signs Described and Prohibited</i> ) to provide that a person may not install, maintain, or use a sign that has less than nine feet of clearance and that is located within the sight safety triangle established in Figure 6-6 of the Transportation Criteria Manual.	
10	Amend Part (6)(G) to add a new subsection to modify Section 25-10-123 ( <i>Expressway Corridor Sign District Regulations</i> ) to provide that:  (a) Employment Center 1 (EC-1) in the Expressway Corridor is considered one site for the purpose of signage;	

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	<p>(b) Employment Center 1 (EC-1) in the Commercial Sign district (except the Seton area) is considered one site for the purpose of signage; and</p> <p>(c) in EC-1, one freestanding sign is permitted for each 250 feet of street frontage.</p>	
11	<p>Amend Part (6)(G) to add a new subsection to modify Section 25-10-130 (<i>Commercial Sign District Regulations</i>) to provide that:</p> <p>(a) in the Town Center, each tenant may have a wall sign that is a projecting sign;</p> <p>(b) Employment Center 2 (EC-2) is considered one site for the purpose of signage;</p> <p>(c) the Town Center is considered one site for the purpose of signage;</p> <p>(d) in EC-2 and the Town Center, one freestanding sign is permitted for each 250 feet of street frontage; and</p> <p>(e) a projecting sign described in Subsection (4)(a) must comply with Subsection (D) of Section 25-10-129 (<i>Downtown Sign District Regulations</i>).</p>	
12	<p>Amend Part (6)(G) to add a new subsection to modify Subsection (D) of Section 25-10-191 (<i>Sign Setback Requirements</i>) to provide that a sign support more than 24 inches and not more than 36 inches in diameter must be set back so that it is not located within the sight safety triangle as established in Figure 6-6 of the Transportation Criteria Manual.</p>	
13	<p>Amend Part (6)(G) to add a new subsection to modify Subsection (E) of Section 25-10-191 (<i>Sign Setback Requirements</i>) to provide that a sign</p>	

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	support more than 36 inches in diameter must be set back so that it is not located within the sight safety triangle as established in Figure 6-6 of the Transportation Criteria Manual.	
14	Amend Part (6)(G) to add a new subsection to modify Subsection (F) of Section 25-10-191 ( <i>Sign Setback Requirements</i> ) to provide that a sign is permitted within 12 feet of a street right-of-way if the sign is not located within the sight safety triangle as established in Figure 6-6 of the Transportation Criteria Manual.	
15	Add a new Part to modify Sections 25-2-162 ( <i>Capitol View Corridor Overlay District</i> ) and 25-2-642 ( <i>Capitol View Corridor Overlay District Regulations</i> ) to provide that the requirements of the corridor do not apply within the PUD.	Chapter 3151 ( <i>Preservation of View of the State Capitol</i> ) of the Texas Government Code exempts the construction, redevelopment, or improvement of the Robert Mueller Airport under a redevelopment and reuse plan adopted by the City from requirements of the chapter.
16	Exhibit D ( <i>Zoning Use Summary Table</i> ) is modified to: <ul style="list-style-type: none"> <li>(a) delete art and craft studio (all categories) and add art gallery, art workshop as a permitted use in Town Center, Employment Center, Mixed Residential Areas, and OS-2;</li> <li>(b) add food preparation as a permitted use in Town Center, Employment Center, and Mixed Residential Areas;</li> <li>(c) add printing and publishing as a permitted use in the Employment Center; Town Center and Mixed Residential Area, with conditions;</li> <li>(d) delete restaurant (drive-in, fast food) and incorporate conditions into restaurant (limited) in the Seton Area;</li> <li>(e) add safety services as a permitted use in OS-1 to allow for the fire station;</li> </ul>	Revise the exhibit in accordance with recent Code amendments that deleted and added land use categories.

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17	<p>(f) add custom manufacturing as a permitted use in the Employment Center; and in the Town Center and Mixed Residential Areas with conditions; and</p> <p>(g) revise where certain residential uses are permitted.</p> <p>Exhibit E (<i>Site Development Regulations</i>) is modified to reduce the minimum lot size of the elementary school site from 8 acres to 4 acres.</p>	This will allow for future public/private partnerships for mixed-use buildings and grounds.
18	<p>Exhibit I (<i>Off Street Parking and Regulations and Ratios</i>) is modified to provide that:</p> <p>(a) a yard house is not required to provide additional parking for an accessory dwelling unit if the carriage house does not exceed 700 square feet; and</p> <p>(b) a shop house is not required to provide additional parking for a commercial use if the commercial use does not exceed 750 square feet.</p>	

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FROM  
2 AVIATION SERVICES (AV) DISTRICT AND PLANNED UNIT DEVELOPMENT  
3 (PUD) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT ON  
4 APPROXIMATELY 698.7 ACRES OF LAND, GENERALLY LOCATED AT IH-35  
5 AND 51<sup>ST</sup> STREET AND COMMONLY KNOWN AS THE MUELLER PLANNED  
6 UNIT DEVELOPMENT.

7 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

8 PART 1. The zoning map established by Section 254-191 of the City Code is amended  
9 to change the base zoning district from aviation services (AV) district and planned unit  
10 development (PUD) district to planned unit development (PUD) district on the property  
11 described at the Neighborhood Planning and Zoning Department in File No. C814-04-0055  
12 as approximately 698.7 acres of land, the land being more particularly described by metes  
13 and bounds in Exhibit A (*Description of Property*) incorporated into this ordinance  
14 ("Property"), generally located at IH-35 and 51<sup>st</sup> Street, locally known as the Mueller  
15 Planned Unit Development, and as more particularly identified in the map attached as  
16 Exhibit B (*Zoning Map*).

17 PART 2. This ordinance, together with the attached Exhibits A through J, are the land use  
18 plan for the Mueller Planned Unit Development district ("PUD") created by this ordinance.  
19 The PUD will conform to the limitations and conditions set forth in the land use plan. If  
20 this ordinance and the attached exhibits conflict, the ordinance applies. Except as otherwise  
21 specifically provided by this ordinance, all other rules, regulations and ordinances of the  
22 City in effect on the effective date of this ordinance shall apply to the PUD.

23 PART 3. The attached exhibits are incorporated into this ordinance in their entirety as  
24 though set forth fully in the text of this ordinance. The exhibits are as follows:

- 25 Exhibit A: Description of Property
- 26 Exhibit B: Zoning Map
- 27 Exhibit C: Land Use Plan
- 28 Exhibit D: Zoning Use Summary Table
- 29 Exhibit E: Site Development Regulations
- 30 Exhibit F: Density Table
- 31 Exhibit G: Park Plan
- 32 Exhibit H: Street Cross Section Table
- 33 Exhibit I: Off Street Parking Regulations and Ratios
- 34 Exhibit J: Sign Districts Map

1  
2 **PART 4. Definitions.**

3 (A) In this ordinance:

- 4 (1) ACCESS LOT means a lot on a plat that provides street frontage and  
5 joint access for lots that are served by only an alley.
- 6 (2) AMPHITHEATER means the use of a site for the presentation of plays,  
7 motion pictures, concerts, or other performances in a seated outdoor area.
- 8 (3) COMMON COURTYARD means a lot on a plat that provides street  
9 frontage and common green area for lots that are served by only an alley.
- 10 (4) COMMUNITY CENTER means the use of a site for the provision of  
11 meeting, recreational, or social activities primarily for the use of  
12 neighborhood residents.
- 13 (5) EMPLOYMENT CENTER means the land use areas identified on  
14 Exhibit C (*Land Use Plan*) as EC-1 and EC-2. The Employment Center  
15 land use areas provide for larger scale commercial and employment uses.  
16 Regional retail and residential uses, as well as mixed use buildings, are  
17 also permitted.
- 18 (6) LAND USE AREA means the following use categories into which the  
19 city is divided and as identified on Exhibit C (*Land Use Plan*): Town  
20 Center, Mixed Residential, Employment Center, Open Space, and Seton.
- 21 (7) MASTER DEVELOPER means the entity, its successors and assigns,  
22 that enters into a master development agreement with the City of Austin  
23 for the Mueller MFD.
- 24 (8) MIXED RESIDENTIAL AREA means the land use areas identified on  
25 Exhibit C (*Land Use Plan*) as MR-1, MR-2, MR-3 and MR-4. The Mixed  
26 Residential land use areas allow a wide diversity of residential building  
27 types, including single family, multifamily, as well as sites for  
28 commercial, civic, and mixed use buildings.
- 29 (9) MUELLER HOUSE means a structure on one lot designed to appear like  
30 a large single family residence, but that is divided into four to six units,  
31 each with an individual entry.

- 1 (10) OPEN SPACE means the land use areas identified on Exhibit C (*Land*  
2 *Use Plan*) as OS-1, OS-2, OS-3, and OS-4. The Open Space Areas are  
3 intended to provide a continuous system of open space along the  
4 perimeter of the Mueller PUD community, and includes community  
5 facilities such as a fire station, school, bow-trussed hangar, and control  
6 tower. Mixed use buildings are permitted.
- 7 (11) PLAYFIELD means an outdoor sodded or pervious area used for non-  
8 commercial recreational uses. Typical uses include baseball, football,  
9 and soccer fields.
- 10 (12) ROW HOUSE means an attached two or three story townhouse on its  
11 own lot.
- 12 (13) SETON means the land use areas identified on Exhibit C (*Land Use*  
13 *Plan*) as Seton. The Seton land use area provides for hospital uses and  
14 hospital-related uses such as office, civic, and some commercial. Mixed-  
15 use buildings are permitted.
- 16 (14) SHOP HOUSE means a row house with a ground level workspace or  
17 commercial space and upper level living space. The workspace or  
18 commercial space and living space must be used and occupied by the  
19 same owner or tenant.
- 20 (15) TOWN CENTER means the land use areas identified on Exhibit C (*Land*  
21 *Use Plan*) as TC-1 and TC-2. The Town Center land use areas are a  
22 mixed use district providing neighborhood-serving retail/commercial and  
23 service uses along a pedestrian-oriented shopping street and multiple  
24 sites for higher density office, residential housing, and civic uses. Mixed  
25 use buildings are permitted.
- 26 (16) YARD HOUSE means a detached single-family residence. An accessory  
27 dwelling unit may be constructed over the garage.

28 (B) All other terms have the meaning provided in the Code.

29 **PART 5. Regulations.**

- 30 (A) The locations of the land use areas within the PUD are shown on Exhibit C  
31 (*Land Use Plan*).

1 (B) Permitted, conditional and prohibited uses applicable to each land use area are  
2 shown in Exhibit D (*Zoning Use Summary Table*).

3 (C) Drive-in service is prohibited as an accessory use to a commercial use or civic  
4 use in the Seton area.

5 **PART 6.** In accordance with Section 25-2-411(A) (*Planned Unit Development District*  
6 *Regulations*) of the City Code, the following site development regulations apply to the  
7 PUD instead of otherwise applicable City regulations.

8 (A) Zoning.

9 (1) Section 25-2-243 (*Proposed District Boundaries Must be Contiguous*)  
10 does not apply to the PUD.

11 (2) Subsection (H)(3) of Section 25-2-411 (*Planned Unit Development*  
12 *District Regulations*) is modified to delete the requirement that a  
13 maximum floor to area ratio be provided for multifamily development.

14 (3) Subsection (I)(2) of Section 25-2-411 (*Planned Unit Development*  
15 *District Regulations*) is modified to delete the requirement that a  
16 maximum floor to area ratio be provided for nonresidential uses.

17 (4) Subsection (J) of Section 25-2-411 (*Planned Unit Development*  
18 *District Regulations*) is modified to provide that the front and side yard  
19 requirements for nonresidential uses in the PUD are as established in  
20 Exhibit E (*Site Development Regulations*).

21 (5) Subsection (K)(5) of Section 25-2-411 (*Planned Unit Development*  
22 *District Regulations*) is modified to delete the requirement that the  
23 number of buildings and driveways be shown on the land use plan.

24 (6) This subsection applies to compatibility standards within the PUD.

25 (a) Except as provided in this subsection, Chapter 25-2, Article 10  
26 (*Compatibility Standards*) does not apply within the PUD.

27 (b) Notwithstanding Subsection (8) (a), development outside of the  
28 PUD triggers the compatibility standards of Chapter 25-2, Article  
29 10 (*Compatibility Standards*) for development within the PUD.

1 (c) The compatibility standards in Subsections (A), (B), (C), and (D)  
2 of Section 25-3-86 (*Compatibility Standards*) apply to  
3 development within the PUD.

4 (7) Subsections (K)(1) and (2) of Section 25-2-41 (*Planned Unit  
5 Development District Regulations*) are modified to provide that the open  
6 space requirement for the PUD is as established in Exhibit 1 (*Density  
7 Table*).

8 (B) Site Development.

9 (1) Site development regulations applicable to each land use area are  
10 established in Exhibits E (*Site Development Regulations*) and F (*Density  
11 Table*).

12 (2) Development of the Property is subject to the Mueller PUD Criteria  
13 Manual adopted in accordance with Chapter 2 (*Adoption of Rules*).

14 (3) At the time an application for approval of a site plan is submitted for  
15 development of any portion of the PUD, an IPM plan shall be submitted  
16 to the Watershed Protection and Development Review Department for  
17 review and approval. The IPM plan shall comply with the guidelines in  
18 Section 1.6.9.2 (D) and (E) of the Environmental Criteria Manual.

19 (C) Landscaping.

20 (1) Subsection (B) of Section 25-2-1003 (*General Requirements*) is modified  
21 to provide that a street ward 1,000 square feet or less in size is not  
22 required to be landscaped.

23 (2) Subsection (B) of Section 25-2-1005 (*Trees*) is modified to provide that a  
24 newly planted tree must be located in a landscaped area that is at least six  
25 and one half feet wide as measured from back of the curb.

26 (3) Subsections (A)(1) and (A)(2) of Section 25-2-1006 (*Visual Screening*)  
27 are modified to provide that only the structural components of a water  
28 quality control or stormwater drainage facility must be screened as  
29 required by Section 25-2-1006(A) and that water quality control facilities  
30 and stormwater drainage facilities that serve as amenities do not require  
31 screening.

1 (4) Subsection (C) of Section 25-2-1006 (*Visual Screening*) does not apply to  
2 development within the PUD.

3 (5) Section 25-2-1007 (*Parking Lots*) is modified to provide that a parking  
4 area with 12 motor vehicle parking spaces or less is not required to have  
5 landscaped islands, peninsulas, or medians.

6 (D) Subdivision.

7 (1) Section 25-4-153 (*Block Length*) is modified to provide that the block  
8 length of an open space block that is adjacent and parallel to a right-of-  
9 way is not limited.

10 (2) Parkland.

11 (a) Section 25-4-212 (*Dedication of Parkland Required*) is modified to  
12 provide that approximately 65 acres of the PUD area as identified  
13 on Exhibit C (*Land Use Plan*) shall be dedicated to the City as  
14 parkland. Except as otherwise provided in this section, each parcel  
15 shall be dedicated on or before the 10-year anniversary of the date  
16 on which the City transfers the parcel to the Master Developer. The  
17 Director of the Parks and Recreation Department may extend the  
18 dedication date by up to five years for good cause.

19 (b) The infrastructure identified on Exhibit G (*Park Plan*) shall be  
20 constructed before a parcel is dedicated to the City. The Director of  
21 the Parks and Recreation Department must approve plans before  
22 construction commences.

23 (E) Transportation.

24 (1) Subsection (A) of Section 25-6-2 (*Driveway Approaches Described*) is  
25 modified to provide that a type 1 driveway approach is a concrete  
26 driveway approach that provides access from a roadway to property on  
27 which a yard house, row house, shop house, or Mueller House with a  
28 driveway that serves four or fewer parking spaces is located.

29 (2) Subsection (B) of Section 25-6-2 (*Driveway Approaches Described*) is  
30 modified to provide that a type 2 driveway approach is a concrete  
31 driveway approach that provides access from a roadway other than a  
32 principal roadway to property used for a purpose other than a yard house,

1 row house, shop house, or Mueller House with a driveway that serves  
2 four or fewer parking spaces.

3  
4 (3) The following Code provisions do not apply to development within the  
5 PUD:

6 (a) Section 25-6-116 (*Desirable Operating Levels for Collector Streets*);

7 (b) Subsection (D)(1) of Section 25-6-117 (*Waiver Authorized*);

8 (c) Subsection (B) of Section 25-6-141 (*Waiver on Application*);

9  
10 (d) Section 25-6-173 (*Collector Streets*); and

11  
12 (e) Section 25-6-172 (*Arterial Streets*).

13  
14 (4) Section 25-6-171 (*Standards for Design and Construction*) is modified to  
15 provide that a roadway must be designed and constructed in accordance  
16 with Exhibit H (*Street Cross Section Table*). The director may approve  
17 the use of an innovative roadway design that is not listed on Exhibit H.

18 (5) Subsection (C) of Section 25-6-292 (*Design and Construction Standards*)  
19 is modified to provide that direct vehicular access from a lot to an alley is  
20 prohibited and authorized.

21  
22 (6) Section 25-6, Article 7 (*Off-Street Parking*) and Section 25-6, Appendix A  
23 (*Tables of Off-Street Parking and Loading Requirements*) do not apply in  
24 the PUD. Development in the PUD shall comply with Exhibit I (*Off-Street  
25 Parking Regulations and Ratios*).

26  
27 (7) A site plan or building permit for the Property may not be approved,  
28 released, or issued, if the completed development or uses of the Property,  
29 considered cumulatively with all existing or previously authorized  
30 development and uses, generate traffic that exceeds the total traffic  
31 generation for the Property as specified in that certain Traffic Impact  
32 Analysis ("TIA") prepared by WHM Transportation Engineering, dated  
33 March 3, 2004, or as amended and approved by the Director of the  
34 Watershed Protection and Development Review Department. All  
35 development on the Property is subject to the recommendations contained  
36 in the memorandum from the Transportation Review Section of the

1 Watershed Protection and Development Review Department, dated May  
2 17, 2004. The TIA shall be kept on file at the Watershed Protection and  
3 Development Review Department.

4 (F) Drainage and Environment.

5 Section 25-7-153 (*Maintenance of Certain Detention Basins and*  
6 *Appurtenances*) and Section 25-8-231 (*Water Quality Control Maintenance and*  
7 *Inspection*) are modified to provide that a detention basin or water quality  
8 control facility located in an open space land use area that has been dedicated to  
9 the City shall be maintained by the Master Developer.

10 (G) Signs.

11 Section 25-10-81 (*Sign Districts Description Hierarchy Established*) is modified  
12 to provide that the PUD is divided in the sign districts shown on Exhibit J (*Sign*  
13 *Districts*).

14 **PART 7.** The City staff is directed to prepare and adopt, on an emergency basis, a  
15 Mueller PUD Criteria Manual to implement the provisions of this ordinance.

16  
17 **PART 8.** This ordinance takes effect on \_\_\_\_\_, 2004.

18  
19  
20 **PASSED AND APPROVED**

21  
22  
23  
24 \_\_\_\_\_ 2004

25 \_\_\_\_\_  
26 Will Wynn  
27 Mayor

28  
29 **APPROVED:** \_\_\_\_\_

30 David Alan Smith  
31 City Attorney

**ATTEST:** \_\_\_\_\_

Shirley A. Brown  
City Clerk

## DESCRIPTION

DESCRIPTION OF 712.74 ACRES OF LAND, MORE OR LESS, OUT OF THE JAMES P. WALLACE SURVEY, THOMAS HAWKINS SURVEY, JOSEPH BURLESON SURVEY, A.B. SPEAR SURVEY, HENRY WARNELL SURVEY, AND J.C. HARRELSON SURVEY IN AUSTIN, TRAVIS COUNTY, TEXAS, SAME BEING OUT OF THE FOLLOWING TRACTS OF LAND DESCRIBED TO THE CITY OF AUSTIN IN THE FOLLOWING NINETY VOLUMES AND PAGES OF RECORD IN THE DEED RECORDS OF TRAVIS COUNTY, TEXAS:

428/242,	428/244,	428/245,	430/201,	621/031,	651/526,
665/095,	668/396,	680/257,	681/293,	682/289,	694/149,
2206/347,	776/621,	842/485,	2773/008,	2884/466,	3245/1776,
1826/447,	3707/1198,	2992/2154,	3050/2334,	3138/2341,	3062/1936,
2464/555,	2464/558,	3154/2186,	3380/480,	3154/2198,	3261/1612,
2889/283,	2675/332,	2971/1759,	3621/1981,	2988/2331,	3107/567,
3107/569,	3097/1578,	3241/1720,	2968/1899,	2982/807,	2884/462,
2884/469,	2940/2385,	3063/510,	2992/2172,	3948/320,	3972/205,
3808/370,	2376/157,	2683/579,	1111/053,	2012/421,	1947/078,
1964/397,	1950/094,	1946/385,	1949/332,	1872/131,	1994/238,
1959/430,	2054/266,	2171/381,	2178/344,	2692/463,	3330/1266,
2172/123,	3744/035,	1823/097,	1688/023,	1698/280,	1707/310,
1698/382,	1700/301,	2539/103,	1714/171,	1714/156,	1714/167,
1714/164,	1699/163,	2394/263,	2388/303,	1714/505,	1814/174,
2388/268,	2171/358,	2927/065,	2211/314,	2518/288,	3637/1979,

AND OUT OF THOSE PORTIONS OF STREETS VACATED IN ORDINANCE NUMBERS 570502-B OLD MANOR ROAD, 570509-B KLEBERG LANE, 580410-D OLD MANOR ROAD, 610105-A OLD MANOR ROAD AND NOLEN STREET, 690918-E OLD E. 51ST STREET(VOLUME 3758 PAGE 1317), 880414-E LOVELL DRIVE, WARWICK DRIVE, AND OLD MANOR ROAD (VOLUME 10942 PAGE 1004), AND 791011-K LOVELL DRIVE (VOLUME 6776 PAGE 2043), FILE NO. V 15-1512, NOLEN STREET, BY THE CITY COUNCIL OF THE CITY OF AUSTIN, AND OUT OF A PORTION OF LOVELL LANE, WARWICK

DRIVE, AND NOLEN STREET, AND OUT OF A PORTION OF LOTS 20 THROUGH 39, RIDGETOP GARDENS, A SUBDIVISION OF RECORD IN BOOK 3, PAGE 50, OF LOTS 1 AND 2, RIDGETOP GARDENS 26, OF RECORD IN BOOK 9, PAGE 168, OF LOTS R AND C.A.P., RESUBDIVISION OF WEST HALF OF LOT 31 AND EAST 82.50 FEET OF LOT 30, RIDGETOP GARDENS, OF RECORD IN BOOK 9 PAGE 10, OF LOTS 32A AND 32B, RESUBDIVISION OF EAST HALF OF LOT 32, RIDGETOP GARDENS, OF RECORD IN BOOK 9, PAGE 98, OF LOTS 1 THROUGH 8, S.R. NOLEN SUBDIVISION, OF RECORD IN BOOK 3, PAGE 144, OF THE REMAINDER OF BLOCKS A AND E AND ALL OF BLOCK D, DEVONSHIRE PARK, A SUBDIVISION OF RECORD IN BOOK 6, PAGE 128, OF LOTS 1 THROUGH 5, BLOCK A, LOTS 1 THROUGH 3, BLOCK B, AND LOTS 1 THROUGH 8, BLOCK F, DEVONSHIRE PARK SECTION ONE RESUBDIVISION, OF RECORD IN BOOK 9, PAGE 40, AND OF LOTS 1 THROUGH 5, BLOCK C AND LOTS 23 AND 24, BLOCK F, DEVONSHIRE PARK SECTION TWO, OF RECORD IN BOOK 14, PAGE 56, ALL OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 712.74 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1" square head galvanized bolt found at the north corner of this tract, same being the point of intersection of the southwest line of E. 51st Street and the southeast line of Interstate Highway 35, same also being in a southwest line of that tract described in a deed to the State of Texas, of record in Volume 4768, Page 714, Deed Records, Travis County, Texas, said point of beginning having Texas State Plane Coordinate (Texas Central Zone, NAD83(93)(HARN), U.S. Feet, Combined Scale Factor 0.999931), grid coordinate values of N= 10085780.592, E= 3124483.430, and surface coordinate values of N= 10086476.559, E= 3124699.034;

THENCE, with the northeast line of this tract and the existing southwest line of E. 51st Street, and the southwest line of said State of Texas tract, the following two courses numbered 1 through 2:

1. crossing said City of Austin tracts in Volume 2884 Page 466, Volume 3637 Page 1979, Volume 3707 Page 1198, and Volume 2773 Page 8, with a curve to the left,

whose arc is 180.66 feet, radius is 1213.92 feet, and intersection angle is  $08^{\circ}31'38''$ , the chord of which bears  $S67^{\circ}24'07''E$  180.50 feet to a 1/2" square head galvanized bolt found, from which point a 1" iron pipe found bears  $N61^{\circ}13'18''E$  1.12 feet;

2. crossing said City of Austin tracts in Volume 2992 Page 2154 and Volume 3050 Page 2334, with a curve to the right, a radius of 588.56 feet and an intersection angle of  $9^{\circ}08'17''$ , an arc distance of 93.87 feet, the chord of which bears  $S67^{\circ}14'54''E$  93.77 feet to a 1/2" iron rod set with a plastic cap at the east corner of said State of Texas tract, same being a point ninety feet south of the south line of the northern block of lots in said Ridgetop Gardens, same also being a point forty feet south of the southwest line of Airport Road, a fifty foot wide road described in a deed from W.T. Caswell to Travis County, Texas, of record in Volume 286 Page 40, Deed Records, Travis County, Texas, said roadway now being known as E. 51st Street and being occupied and monumented on the ground as a ninety foot wide road, from which point a 1/2" iron rod found bears  $N26^{\circ}26'09''E$  6.95 feet, and from which 1/2" iron rod set with a plastic cap another 1/2" iron rod found in the northeast line of E. 51st Street bears  $N25^{\circ}50'27''E$  88.17 feet;
3. THENCE, with the northeast line of this tract and the existing southwest line of E. 51st Street, a ninety foot wide road as occupied and monumented on the ground, said line being ninety feet south of and parallel with the south line of the north block of said Ridgetop Gardens and the north line of said Airport Road in Volume 286 Page 40, crossing said City of Austin tracts in Volume 3138 Page 2341, Volume 3062 Page 1936, Volume 3808 Page 370, Volume 2773 Page 8, Volume 2464 Page 555, Volume 2464 Page 558, Volume 3154 Page 2186, Volume 3380 Page 480, Volume 3154 Page 2198, Volume 3261 Page 1612, Volume 2889 Page 283, Volume 2675 Page 332, Volume 2988 Page 2331, Volume 3621 Page 1981, Volume 2971 Page 1759, Volume 3107 Page 569, Volume 3107 Page 567, Volume 3097 Page 1578, Volume 3241 Page 1720, Volume 3948 Page 320, Volume 2968 Page 1899, Volume 3972 Page 205, Volume 2884 Page 462, Volume 2884 Page 469, Volume 2940 Page 2385, Volume 3063 Page 510, and Volume 2992 Page 2172,  $S62^{\circ}28'52''E$  at 134.82 feet passing  $S27^{\circ}31'08''W$  90.00 feet of a 1/2" iron pipe found in the north line of E. 51st Street, at 1283.33 feet passing  $S27^{\circ}31'08''W$  90.00 feet of a 1" iron pipe found in the north line

of E. 51st Street, in all a total of **2665.70 feet** to a 1/2" iron rod set with a plastic cap, from which point a 1/2" iron rod found bears **N13°00'18"E 8.37 feet**;

THENCE, with the irregular northeast line of this tract and the existing southwest line of E. 51st Street, a ninety foot wide road as occupied and monumented on the ground, the following nine courses numbered 4 through 12:

4. crossing said City of Austin tract in Volume 621 Page 31, with a curve to the left, whose arc is 184.71 feet, radius is 1702.35 feet and intersection angle is 6°13'00", the chord of which bears **S66°07'07"E 184.62 feet** to a 1/2" iron rod set with a plastic cap, from which point a 60d nail found bears **N21°18'26"E 4.94 feet**, and from which 1/2" iron rod set with a plastic cap a 1/2" iron rod found in the northeast line of E. 51st Street bears **N21°10'44"E 90.00 feet**;
5. crossing said City of Austin tract in Volume 621 Page 31, **S68°43'22"E 73.30 feet** to a 1" square head galvanized bolt found, from which point a 1/2" square head galvanized bolt found in the northeast line of E. 51st Street bears **N21°18'49"E 89.83 feet**;
6. crossing said City of Austin tract in Volume 621 Page 31, with a curve to the right, whose arc is 193.07 feet, radius is 1330.45 feet and intersection angle is 8°18'52", the chord of which bears **S64°32'56"E 192.90 feet** to a 1/2" iron rod found;
7. crossing said City of Austin tract in Volume 621 Page 31, **S60°20'26"E 147.97 feet** to a 1/2" iron rod found;
8. crossing said City of Austin tract in Volume 621 Page 31, with a curve to the right, whose arc is 406.60 feet, radius is 910.36 feet and intersection angle is 25°35'26", the chord of which bears **S47°40'24"E 403.23 feet** to a 1/2" iron rod found;

9. crossing said City of Austin tract in Volume 621 Page 31, **S34°54'27"E 106.67 feet** to a 1/2" iron rod found;
10. crossing said City of Austin tracts in Volume 621 Page 31 and Volume 428 Page 245, with a curve to the left, whose arc is 554.12 feet, radius is 1000.23 feet, and intersection angle is 31°44'29", the chord of which bears **S50°43'15"E 547.06 feet** to a 1/2" iron rod found;
11. crossing said City of Austin tract in Volume 428 Page 245, **S66°37'37"E 366.27 feet** to a 1/2" iron rod found; and
12. crossing said City of Austin tract in Volume 428 Page 245, with a curve to the left, whose arc is 345.30 feet, radius is 1477.39 feet, and intersection angle is 13°23'28", the chord of which bears **S73°16'55"E** at 342.13 feet passing a 1/2" iron rod found at the west corner of that portion of Old E. 51st Street vacated by City of Austin Ordinance No. 810129-K, of record in Volume 7344 Page 249, Deed Records, Travis County, Texas, in all a total of **344.51 feet** to a 1/2" iron rod found with a cap at the west corner of Lot 1, FVMF Addition, a subdivision of record in Volume 80, Page 209, Plat Records, Travis County, Texas, from which point a 1"square head galvanized bolt found in the southwest line of E.51st Street bears **S84°46'30"E 243.88 feet**;
13. **THENCE**, with the northeast line of this tract and the southwest line of said Lot 1, crossing said vacated Old E. 51st Street, **S62°29'38"E** at 10.43 feet passing 0.50 of one foot north of a 1/2" iron rod found, at 274.37 feet passing 0.20 of one foot north of a 1/2" iron rod found, at 307.48 feet passing 0.20 of one foot south of a 3/4" iron rod found, at 318.89 feet passing 0.16 of one foot north of a 1/2" iron rod found, at 986.35 feet passing a boat spike found, in all a total distance of **1001.07 feet** to a cotton spindle found at the south corner of said Lot 1;

**THENCE**, with the northeast line of this tract and the southeast line of said Lot 1, the following two courses numbered 14 through 15:

14. **N27°30'22"E 50.00 feet** to a 1/2" iron rod found with a plastic cap; and
15. with the northwest line of said City of Austin tract in Volume 2376 Page 157, **N22°59'00"E** at 212.09 feet passing a 1/2" iron rod found with a cap, in all a distance of **419.51 feet** to a brass cap in a concrete monument found in the existing southwest line of E. 51st Street, a ninety foot road as occupied and monumented on the ground;
16. **THENCE**, with the northeast line of this tract and the existing southwest line of E. 51st Street, a ninety foot road as occupied and monumented on the ground, in part crossing said City of Austin tract in Volume 2376 Page 157, and in part crossing said City of Austin tract in Volume 1832 Page 97, with a curve to the right, whose arc is 314.29 feet, radius is 852.39 feet, and intersection angle is 21°07'33", the chord of which bears **S74°47'47"E 312.51 feet** to a 1/2" iron rod set with a plastic cap in the northwest line of Lot 1A, of the Resubdivision of Lot 62, Manor Hills, Section 8, a subdivision in the City of Austin of record in Book 17, Page 98, Plat Records, Travis County, Texas, from which point a 1/2" iron rod found at the north corner of said Lot 1A bears **N27°30'28"E 5.00 feet**;

**THENCE**, with the northeast line of this tract, the following two courses numbered 17 through 18:

17. with the northwest line of said Lot 1A, **S27°30'28"W 25.31 feet** to a 1/2" iron rod found; and
18. with the northwest line of said Lot 1A and continuing with the northwest line of Lot 8A, of said Resubdivision of Lot 62, Manor Hills, Section 8, **S23°04'23"W 188.55 feet** to a 5/8" iron pipe found at the west corner of said Lot 8A;

**THENCE**, with the northeast line of this tract and the southwest line of said Lot 8A, the following four courses numbered 19 through 22:

19. **S39°44'32"E 91.31 feet to a 1/2" iron rod set with a plastic cap;**
20. **S25°32'32"E 77.82 feet to a cross in concrete set;**
21. **S38°47'32"E 175.06 feet to a 1/2" iron rod found; and**
22. **S58°36'11"E 135.00 feet to a pk nail set at the south corner of said Lot 8A, in the northwest line of Old Manor Road, from which a 1/2" iron rod found in the northwest line of Old Manor Road and the southeast line of said Lot 8A bears N65°59'56"E 29.13 feet;**

**THENCE, with the irregular southeast line of this tract and the northwest line of Old Manor Road, the following three courses numbered 23 through 25:**

23. **with a curve to the left, whose arc is 187.82 feet, radius is 2250.00 feet, and intersection angle is 4°46'58", the chord of which bears S51°34'00"W 187.77 feet to a 1/2" iron rod found with a plastic cap;**
24. **with a curve to the left, whose arc is 60.24 feet, radius is 2250.00 feet, and intersection angle is 1°32'03", the chord of which bears S48°14'43"W 60.24 feet to a 1/2" iron rod found with a plastic cap; and**
25. **with the southeast line of said City of Austin tract in Volume 2683 Page 579, continuing with the southeast line of said portion of Old E. 51st Street vacated by Ordinance No. 690918-E, and continuing with the southeast line of said City of Austin tract in Volume 3744 Page 35, S47°28'30"W at 404.98 feet passing a 5/8" iron rod found with a tag at the north corner of that portion of Old Manor Road vacated in Ordinance No. 880414-D, of record in said Volume 10942, Page 997 and a north corner of that tract quitclaimed by the City of Austin to the State of Texas in a deed of record in Document No. 2000151986, Real Property Records, Travis County, Texas, from which point a 5/8" iron rod found bears S43°30'04"E 81.01 feet, and continuing with the northwest line of said**

portion of Old Manor Road vacated in Volume 10942, Page 997, and of said State of Texas tract, in all a total distance of **538.97 feet** to 1/2" iron rod found at the south corner of said City of Austin tract in Volume 3744 Page 35, same being an interior ell corner of State of Texas tract;

THENCE, with an irregular southeast line of this tract, the following seven courses numbered 26 through 32:

26. with the southwest line of said City of Austin tract in Volume 3744 Page 35 and the northeast line of said State of Texas tract, **N42°51'31"W** at 304.10 feet passing a 1/2" iron rod found with a plastic cap at the west corner of said City of Austin tract in Volume 3744 Page 35 and the north corner of said State of Texas tract, same being the east corner of that tract described in a deed to the State of Texas, of record in Document No. 2000151989, Official Public Records, Travis County, Texas, and continuing with the northeast line of said State of Texas tract in Document No. 2000151989, in all a total distance of **319.99 feet** to a 5/8" iron rod found with a tag at an interior ell corner of this tract, same being the north corner of said State of Texas tract in Document No. 2000151989;
27. with the northwest line of said State of Texas tract in Document No. 2000151989, **S47°11'51"W** **223.28 feet** to a 5/8" iron rod found with a tag at an interior ell corner of this tract, same being the west corner of said State of Texas tract in Document No. 2000151989;
28. with the southwest line of said State of Texas tract in Document No. 2000151989, **S42°51'00"E** **99.15 feet** to a pk nail found at the south corner of said State of Texas tract in Document No. 2000151989, same being in the southeast line of said City of Austin tract in Volume 428 Page 245, and the northwest line of said State of Texas tract in Document No. 2000151986;
29. with the southeast line of said City of Austin tract in Volume 428 Page 245 and the northwest line of said State of Texas tract in Document No. 2000151986, **S26°33'20"W** at 370.36 feet passing a cross found in concrete, in all a total of **396.49 feet** to a punch hole found in concrete at an angle point in the southeast

line of said City of Austin tract and the northwest line of said State of Texas tract in Document No. 2000151986;

30. with the southeast line of said City of Austin tract and the northwest line of said State of Texas tract in Document No. 2000151986, **S57°42'29"E 41.78 feet** to a 3/8" iron pipe found; and
31. with the southeast line of said City of Austin tract in Volume 428 Page 245 and the northwest line of said State of Texas tract in Document No. 2000151986, **S28°33'02"W 127.11 feet** to a 1/2" iron rod found at an angle point in the northwest line of said State of Texas tract in Document No. 2000151986, same also being in the northwest line of said vacated portion of Old Manor Road; and
32. with the southeast line of said City of Austin tract in Volume 428 Page 245 and the northwest line of said vacated portion of Old Manor Road and of said State of Texas tract in Document No. 2000151986, **S47°23'12"W 104.60 feet** to a 1/2" iron rod found at the west corner of said State of Texas tract in Document No. 2000151986 and of said vacated portion of Old Manor Road, same being the north corner of that portion of Old Manor Road vacated by City of Austin Ordinance No. 880414-E, of record in Volume 10942, Page 1004, Real Property Records, Travis County, Texas;
33. THENCE, with a northeast line of this tract and of said vacated portion of Old Manor Road in Volume 10942, Page 1004, and the southwest line of said State of Texas tract in Document No. 2000151986 and of said vacated portion of Old Manor Road in Volume 10942, Page 997, **S74°23'59"E 112.05 feet** to a 1/2" iron rod found in concrete at the northeast corner of said vacated portion of Old Manor Road in Volume 10942, Page 1004, and the southeast corner of vacated portion of Old Manor Road in Volume 10942, Page 997, same being the northwest corner of Lot 1, Block A, Devonshire Park Section One Resubdivision, a subdivision of record in Book 9, Page 40, Plat Records, Travis County, Texas;

THENCE, with an irregular northeast line of this tract, the following courses numbered 34 through 40:

34. with the northeast line of said City of Austin tract in Volume 2539, Page 103 and of said Block A, and the southwest line of said State of Texas tract in Document No. 2000151986, **S62°09'12"E 271.80 feet** to a 5/8" iron rod found with a tag at the northwest corner of that 0.293 acre tract described in a deed to the State of Texas, of record in Document No. 2000151987, Official Public Records, Travis County, Texas;
35. with the west line of said 0.293 acre tract, crossing said City of Austin tract in Volume 2539, Page 103, and said Block A, and continuing across that portion of Warwick Drive vacated in said Volume 10942, Page 1004, **S02°54'55"E 183.39 feet** to a cotton spindle with tag found at the southwest corner of said 0.293 acre tract;
36. with the south line of said 0.293 acre tract, crossing said City of Austin Tract in Volume 2539, Page 103, and Block B of said Devonshire Park Section One, **N87°04'57"E 53.72 feet** to a cotton spindle with tag found at an angle point;
37. with the south line of said 0.293 acre tract, crossing said City of Austin tract in Volume 2539, Page 103, and said Block B, with a curve to the right, whose arc is 26.29 feet, radius is 660.00 feet, and the intersection angle is 2°16'57", the chord of which bears **N88°10'51"E 26.29 feet** to a cotton spindle with tag found at the southeast corner of said 0.293 acre tract, same being the southwest corner of that 0.349 acre tract described in said State of Texas deed in Document No. 2000151987;
38. with the south line of said 0.349 of one acre tract, crossing said City of Austin tract in Volume 2539, Page 103, with a curve to the right, whose arc is 146.01 feet, radius is 660.00 feet, and intersection angle is 12°40'31", the chord of which bears **S84°20'06"E 145.71 feet** to a cross found in concrete at the southeast corner of said 0.349 of one acre tract, from which point a cotton spindle found bears **S71°49'01"W 25.02 feet**;
39. with the east line of said 0.349 of one acre tract, crossing said City of Austin tract in Volume 2539, Page 103, **N12°09'29"E 64.44 feet** to a 1/2" iron rod

found at the northeast corner of said 0.349 of one acre tract, in the north line of said City of Austin tract, same being the southeast corner of said State of Texas tract in Document No. 2000151986, same being the southwest corner of that tract described in a deed to the Carter Family Partnership, of record in Volume 11359 Page 163, Real Property Records, Travis County, Texas;

40. with the north line of said City of Austin tract in Volume 2539 Page 103, and the south line of said Carter tract, **S62°21'20"E 940.56 feet** to a 1/2" iron rod found at an exterior ell corner of this tract, at the northeast corner of said City of Austin tract and the southeast corner of said Carter tract, same being in the west line of Manor Road, same being the northwest corner of that tract described in a deed for street to the City of Austin, of record in Volume 1914 Page 474, Deed Records, Travis County, Texas;

THENCE, with the east and south and southeast lines of this tract and the west and north lines of Manor Road, as shown on City of Austin Section Map Numbers 360, 330, and 244, the following nine courses numbered 41 through 49:

41. with the east line of said City of Austin tract and the west line of said street tract, with a curve to the left, whose arc is 134.12 feet, radius is 757.02 feet and intersection angle is 10°09'02", the chord of which bears **S03°43'49"W 133.94 feet** to a 1/2" iron rod set with a plastic cap;
42. in part with the east line of said City of Austin tract in Volume 2539 Page 103 and in part with the east line of Block C, Devonshire Park Section Two, a Subdivision of record in Book 14, Page 56, Plat Records, Travis County, Texas, in part with the east line of that portion of Lovell Drive vacated by City of Austin Ordinance No.791011-K, and in part with the east line of Block F of said subdivision, in part with the west line of said street tract, and in part crossing said City of Austin tract in Volume 1698 Page 382, **S01°21'12"E 903.24 feet** to a 1/2" iron rod set with a plastic cap, from which point a 1/2" iron rod found on the east side of Manor Road bears **N88°40'12"E 80.00 feet**;

43. in part crossing said City of Austin tracts in Volume 1698 Page 382, Volume 1814 Page 174, Volume 1714 Page 505 and Kleberg Lane as vacated in City of Austin Ordinance No. 570509-B, with a curve to the right, whose arc is 1481.97 feet, radius is 762.43 feet and intersection angle is  $111^{\circ}22'08''$ , the chord of which bears  $S54^{\circ}20'59''W$  1259.45 feet to a 1/2" iron rod set with a plastic cap;
44. crossing said City of Austin tract in Volume 1714 Page 505,  $N69^{\circ}58'23''W$  241.22 feet to a 1" square head galvanized bolt found, from which point a 1" iron rod found in the south line of Manor Road bears  $S20^{\circ}00'06''W$  79.06 feet;
45. crossing said City of Austin tract in Volume 1714 Page 505, with a curve to the left, whose arc is 1324.11 feet, radius is 1472.70 feet and intersection angle is  $51^{\circ}30'54''$ , the chord of which bears  $S84^{\circ}17'42''W$  1279.96 feet to a 1/2" iron rod found, from which point a 1/2" iron rod found in the south line of Manor Road bears  $S31^{\circ}21'58''E$  79.98 feet;
46. in part crossing said City of Austin tract in Volume 1714 Page 505, and with the southeast line of that portion of Old Manor Road vacated in City of Austin Ordinance No. 610105-A, and of said City of Austin tracts in Volume 2178 Page 344, Volume 2171 Page 381, Volume 2692 Page 463, and Volume 2927 Page 65,  $S58^{\circ}32'03''W$  1053.37 feet to a 1/2" iron rod found;
47. with the southeast line of said City of Austin tract in Volume 2927 Page 65,  $S58^{\circ}39'53''W$  54.14 feet to a 1/2" iron rod found, from which point a 1/2" iron rod found in the south line of Manor Road bears  $S35^{\circ}29'04''E$  80.29 feet;
48. with the southeast line of said City of Austin tract in Volume 2927 Page 65,  $S49^{\circ}31'01''W$  261.13 feet to a 1" square head galvanized bolt found; and
49. with the southeast line of said City of Austin tract in Volume 2927 Page 65,  $S49^{\circ}28'18''W$  72.03 feet to a 1/2" iron rod found at the point of intersection of the northwest line of Manor Road and the northeast line of Anchor Road;

THENCE, with the southwest line of this, the following two courses numbered 50 through 51:

50. with the northeast line of Anchor Lane and the southwest line of said City of Austin tracts in Volume 2927 Page 65 and Volume 2211 Page 314, **N63°09'44"W 1027.86 feet** to a hilti nail found; and
51. with the northeast line of Anchor Lane, and continuing with the northeast line of a City of Austin tract in Volume 2211 Page 317, Deed Records, Travis County, Texas and continuing with the northeast line of vacated E. 38th 1/2 Street, in Ordinance R, Page 249, by the City Council of City of Austin, same being the northeast line of Lot 1, Block E, Manor Hill, a subdivision of record in Book 6 Page 10, Plat Records, Travis County, Texas, said Lot 1 being described in a deed to Pascal Jeannin, of record in Document No. 2000077002, Official Public Records, Travis County, Texas, and continuing, the northeast line of Lot 2 of said Block E, said Lot 2 being described in a deed to Robert P. Stern and Airline Crossing, Inc., of record in Volume 12499 Page 1724, Real Property, Travis County, Texas, and with the southwest line of said City of Austin tracts in Volume 2211 Page 314 and Volume 682 Page 289, **N63°11'58"W** at 268.36 feet passing 0.41 of one foot south of a 1/2" iron rod found, at 291.99 feet passing 0.19 of one foot south of a 1/2" iron rod found, at 783.12 feet passing 0.24 of one foot north of a 1/2" iron pipe found, in all a total of **1049.66 feet** to a 1/2" iron rod found at the point of intersection of the northeast line of Anchor Road and the east line of Airport Boulevard;

THENCE, with the west line of this tract and the east line of Airport Boulevard, the following two courses numbered 52 through 53:

52. with the east line of said City of Austin tract in Volume 682 Page 289 and crossing said City of Austin tract in Volume 668 Page 396, **N07°42'43"W 1926.44 feet** to a 1/2" iron pipe found, from which point a 1" square head galvanized bolt found in the west line of Airport Boulevard bears **S82°16'51"W 161.80 feet**;

53. crossing said City of Austin tract in Volume 668 Page 396, with a curve to the left, whose arc is 1469.04 feet, radius is 1989.88 feet and intersection angle is  $42^{\circ}17'57''$ , the chord of which bears  $N28^{\circ}56'55''W$  1435.91 feet to a 1/2" iron pipe found at an exterior ell corner of this tract, same being the southeast corner Lot 4, Block N, Delwood Section Two, a subdivision of record in Book 4, Page 282, Plat Records, Travis County, Texas, and the southeast corner of that portion of said City of Austin tract in Volume 668 Page 396 described in a deed to James Bascom Giles, et ux, of record in Volume 773 Page 477, Deed Records, Travis County, Texas;

THENCE, with the irregular northwest line of this tract, crossing said City of Austin tract in Volume 668 Page 396, and with the northwest line of said City of Austin tract in Volume 776 Page 621, and the southeast line of Lots 4 through 12, of said Block N, the following two courses numbered 54 through 55:

54.  $N27^{\circ}18'32''E$  737.72 feet to a 1/2" iron rod set with a plastic cap; and
55.  $N07^{\circ}18'29''W$  6.34 feet to a 1/2" iron pipe found;

THENCE, with the irregular southwest line of this tract and of said City of Austin tract in Volume 842 Page 485, and the northeast line of Lots 13 and 14, of said Block N, the following two courses numbered 56 through 57:

56.  $N32^{\circ}25'25''W$  115.25 feet to a 1/2" iron pipe found; and
57.  $N49^{\circ}28'41''W$  102.02 feet to a 1/2" iron pipe found;

58. THENCE, with the southwest line of this tract and of said City of Austin tract in Volume 2206 Page 347, and the northeast line of Lots 20, 19, 18, 17, 16, and 15, of Block H, of said Delwood Section two,  $N61^{\circ}29'40''W$  332.59 feet to a 1/2" iron pipe found;

THENCE, with the irregular northwest line of this tract and of said City of Austin tract in Volume 2206 Page 347, and the southeast line of said Lots 12, 11, 10, 9, and 8, of said Block H, the following four courses numbered 59 through 62:

59. **N44°18'34"E 112.31 feet to a 1/2" iron rod found;**
  60. **N30°44'12"E 87.52 feet to a 1/2" iron rod set with a plastic cap;**
  61. **N17°16'12"E 92.63 feet to a 1/2" iron rod set with a plastic cap; and**
  62. **S88°01'02"E 106.10 feet to a pk nail set;**
63. THENCE, with the southwest line of tract and of said City of Austin tract in Volume 680 Page 257, and the northeast line of Lots 8, 7, 6, 5, 4, 3, 2, and 1, of said Block H and continuing with the northeast line of Lots 22, 21, 20, 19, 18, and 17, of Block G, of said Delwood Section Two, **N39°56'52"W 1025.58 feet to a 60d nail found;**
64. THENCE, with the southwest line of this tract and of said City of Austin tract in Volume 665 Page 95, with the northeast line of Lots 17 and 16, of said Block G, and continuing with the northeast line of that tract described in a deed to the Christian Center Assembly of God, of record in Document No. 1999007751, Official Public Record, Travis County, Texas, **N62°30'49"W 445.22 feet to a brass disk in a concrete monument found at the most westerly corner of this tract, same being in the irregular southeast line of Interstate Highway 35, at the south corner of said State of Texas tract in Volume 4768 Page 714;**

THENCE, with the irregular northwest line of this tract and the southeast line of said State of Texas tract in Volume 4768 Page 714, the following five courses numbered 65 through 69:

65. crossing said City of Austin tract in Volume 665 Page 95, **N27°49'52"E 122.57 feet** to a 1-1/2" iron rod found;
66. crossing said City of Austin tract in Volume 665 Page 95, with a curve to the right, whose arc is 398.57 feet, radius is 5704.58 feet, and intersection angle is 4°00'11", the chord of which bears **N29°49'54"E 398.49 feet** to a 1" square head galvanized bolt found;
67. crossing said City of Austin tract in Volume 665 Page 95, **N31°48'31"E 406.45 feet** to a 1/2" iron rod set with a plastic cap;
68. crossing said City of Austin tracts in Volume 665 Page 95, Volume 3245 Page 1776, Volume 1826 Page 447, and Volume 2773 Page 8, with a curve to the right, whose arc is 510.22 feet, radius is 5704.58 feet, and intersection angle is 5°07'28", the chord of which bears **N34°22'12"E 510.05 feet** to a 1/2" iron rod set with a plastic cap; and
69. crossing said City of Austin tracts in Volume 2773 Page 8 and Volume 2884 Page 466, **N70°44'18"E 201.25 feet** to the POINT OF BEGINNING and containing 712.74 acres, more or less, within these metes and bounds.

The deed data for Delwood Section Two follows:

<b>Block</b>	<b>Lot</b>	<b>Grantee</b>	<b>Document or Volume/Page</b>
G	16	Toa, Ben A. & Anna Y. Chan	2000203753
G	17	Massey, Jacquelyn Aleta	4733/1528
G	18	Saltsman, Kelly O. & Holly Boyd	13159/580
G	19	Reed, Linda A.	9148/134
G	20	Embree, Alice	9413/984
G	21	Doss, Leslie Floyd	12303/364

G	22	Kieke, Harry E.	1890/465
H	1	Vincent, Katie Sara & Anna Homa	13223/1283
H	2	Raney, Paul K.	11515/23
H	3	Meyer, Paul R.	6248/933
H	4	Blocker, Charles R. Trust	12553/436
H	5	Broussard, John M.	7831/248
H	6	Sierra, Carlos & Kimberly	13340/1530
H	7	Vaughan, Sharon M.	1999077728
H	8	Williams, Rhea H.	1035/54
H	9	Embree, Alice	10722/1529
H	10	Smith, Sidney S.	2546/377
H	11	Heinrich, Albert J. Jr. & Sarah C.	11267/27
H	12	Lenoir, John D. & Teresa C.	1999077767
H	14	Lowry, David T. & Mary S.	12093/4225
H	15	Genco, Francis C.	13154/814
H	16	Medford, Victoria M.	11428/1351
H	17	Schmidt, Olaf P.	3863/2395
H	18	Long, Caren S.	12069/1682
H	19	Devellis, Kenneth B.	6132/1739
H	20	Roseman, Bradley H.	12009/1481
N	14	Levack, Christopher & Laura Tyn	2000055776
N	13	Pena, Florentino	4022/1404
N	12	Torres, Sofia & Guadalupe Garci	11829/76
N	11	Hill, Cecil Eugene	4953/258
N	10	Trundle, Mildred A.	4353/277
N	9	Kloepper, Keith P. & Mollie C.	67444/341
N	8	Rudder, Dennis & Randy G. Cochra	2000160149
N	7	Sweat, Kevin & Carmel	12966/3063
N	6	Lay, Alice L.	3783/1981
N	5	Hymes, James P.	11327/1047
N	4	Dunlap, John P. Mrs.	4134/1254

Bearing Basis Note

The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone, NAD83(93)(HARN), Combined Scale Factor 0.999931). The reference points for this project are City of Austin concrete monuments with brass disks: RM02, having grid coordinate values of N = 10085666.152, E = 3124231.610, and surface coordinate values of N= 10086362.111, E= 312447.197 and RM01, having grid coordinate values of N = 10085003.051, E = 3123742.390, and surface coordinate values of N= 10085698.964, E= 3123957.943, having a grid bearing of S36°25'08"W, and a grid distance of 824.038 feet.

SURVEYED BY:

**McGRAY & McGRAY LAND SURVEYORS, INC.**

3301 Hancock Dr., Ste. 6

Austin, TX 78731 (512)451-8591



*Judith J. McGray*

6-12-2001

Judith J. McGray, Reg. Professional Land Surveyor No. 2093 Date

Note: This copy of this description is not valid unless an original signature through an original seal appears on its face. There is a plat and report to accompany this description.

De01-011

REFERENCES

TCAD 02-1413-04-02: 02-1415-03-04: 02-1512-05-01: 02-1514-01-01: 02-1515-01-19: 02-1517-01-01: 02-1616-01-01: 02-1617-08-10: 02-1713-01-01: 02-1714-01-01: 02-1715-01-01: 02-1813-01-01: 02-1817-02-01: 02-1912-02-09,-10: 02-1915-01-05: 02-1916-01-01: 02-2014-01-01,-05,-07,-08,-09,-10,-11,-12,-17,-18: 02-2113-01-01,-10,-11,-15,-16,-18,-19,-20,-21,-27,-28,-29

AUSTIN GRID L-25, K-25, L-24

EXHIBIT A

CITY OF AUSTIN  
TO

(  
13.94 ACRES  
JOSEPH BURLESON SURVEY,  
HENRY WARNELL SURVEY,  
& A.B. SPEAR SURVEY  
911 EMERGENCY MANAGEMENT CENTER  
CIP #8931-747-6100  
)

DESCRIPTION

DESCRIPTION OF 13.94 ACRES OF LAND OUT OF THE JOSEPH BURLESON SURVEY, THE HENRY WARNELL SURVEY, AND THE A.B. SPEAR SURVEY, IN AUSTIN, TRAVIS COUNTY, TEXAS, SAME BEING ALL OF THAT CERTAIN 3.73 ACRE TRACT DESCRIBED IN A FINAL JUDGEMENT TO THE CITY OF AUSTIN, DATED AUGUST 22, 1969, OF RECORD IN VOLUME 3744, PAGE 35, DEED RECORDS, TRAVIS COUNTY, TEXAS, A PORTION OF THAT CERTAIN 88.69 ACRE TRACT DESCRIBED IN A DEED TO THE CITY OF AUSTIN, DATED SEPTEMBER 13, 1928, OF RECORD IN VOLUME 428, PAGE 245, DEED RECORDS, TRAVIS COUNTY, TEXAS, A PORTION OF TWO 2 ACRE TRACTS DESCRIBED AS FIRST TRACT AND SECOND TRACT IN A WARRANTY DEED TO THE CITY OF AUSTIN, DATED OCTOBER 20, 1961, OF RECORD IN VOLUME 2376, PAGE 157, DEED RECORDS, TRAVIS COUNTY, TEXAS, A PORTION OF THAT CERTAIN 1.83 ACRE TRACT DESCRIBED IN A WARRANTY DEED TO THE CITY OF AUSTIN, DATED OCTOBER 30, 1963, OF RECORD IN VOLUME 2683, PAGE 579, DEED RECORDS, TRAVIS COUNTY, TEXAS, AND A PORTION OF THAT CERTAIN 12,130 SQUARE FOOT TRACT DESCRIBED IN A DEED TO THE CITY OF AUSTIN, DATED FEBRUARY 26, 1951, OF RECORD IN VOLUME 1111, PAGE 53, DEED RECORDS, TRAVIS COUNTY, TEXAS, AND ALL OF THAT PORTION OF OLD EAST 51st STREET VACATED BY THE CITY OF AUSTIN IN ORDINANCE NO. 690918-E, DATED

SEPTEMBER 18, 1969, OF RECORD IN VOLUME 3758, PAGE 1317, DEED RECORDS, TRAVIS COUNTY, TEXAS; SAID 13.94 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found at the south corner of said 3.73 acre tract, same being the east corner of that 2.71 acre tract described in a deed to the State of Texas, of record in Volume 7653, Page 204, Deed Records, Travis County, Texas, said point having Texas State Plane Coordinate (Texas Central Zone, NAD83(93)(HARN), U.S. Feet, Combined Scale Factor 0.99989), grid coordinate values of N = 10082058.193, E = 3130107.253, same being in the northwest line of that 1.97 acre portion of Old Manor Road vacated by City of Austin Ordinance No. 880414-D, of record in Volume 10942, Page 997, Real Property Records, Travis County, Texas, said 1.97 acre tract also being quitclaimed by the City of Austin to the State of Texas in a deed of record in Volume 10718, Page 1250, Real Property Records, Travis County, Texas, same also being an exterior ell corner of that 1.709 acre tract described in a deed to the Texas Public Finance Authority, of record in Volume 11768, Page 63, Real Property Records, Travis County, Texas;

THENCE, with the irregular southeast line of this tract, the following four courses:

1. with the southwest line of said 3.73 acre tract and the northeast line of said 2.71 acre tract,  $N42^{\circ}51'31''W$  at 304.10 feet passing a 1/2" iron rod found with plastic cap at the west corner of said 3.73 acre tract and the north corner of said 2.71 acre tract, same being in the southeast line of said 88.69 acre tract, and continuing across said 88.69 acre tract, in all a total distance of 319.99 feet to a 5/8" iron rod found with a tag at an interior ell corner of this tract;
2. continuing to cross said 88.69 acre tract,  $S47^{\circ}11'51''W$  223.28 feet to a 5/8" iron rod found with a tag at an interior ell corner of this tract;

3. continuing to cross said 88.69 acre tract, **S42°51'00"E 99.15** feet to a pk nail found in the southeast line of said 88.69 acre tract and the northwest line of said 2.71 acre tract;
4. with the southeast line of said 88.69 acre tract and the northwest line of said 2.71 acre tract, **S26°33'20"W 370.36** feet to a cross set in concrete at the south corner of this tract, from which point a punch hole found at an angle point in the southeast line of said 88.69 tract and the northwest line of said 2.71 acre tract bears **S26°33'20"W 26.13** feet;

THENCE, with the southwest line of this tract, crossing said 88.69 acre tract, **N42°53'41"W 455.23** feet to a 1/2" iron rod set with a plastic cap at the west corner of this tract, from which point a 5/8" iron rod found bears **S42°17'46"W 310.53** feet;

THENCE, with the irregular northwest line of this tract, the following four courses:

1. crossing said 88.69 acre tract, **N42°17'46"E 959.94** feet to a boat spike found at an exterior ell corner of this tract, same being in the northeast line of said 88.69 acre tract and in the southwest line of Lot 1, F.V.M.F. Addition, a subdivision of record in Book 80, Page 209, Plat Records, Travis County, Texas, same also being the southwest line of that portion of Old 51st Street vacated by City of Austin Ordinance No. 810129-K, of record in Volume 7344, Page 249, Deed Records, Travis County, Texas;
2. with the northeast line of said 88.69 acres and the southwest line of said Lot 1 and of said vacated portion of Old 51st Street, **S62°29'38"E 14.72** feet to a cotton spindle set at an interior ell corner of this tract, same being the south corner of said vacated portion of Old 51st Street and the west corner of that portion of Old East 51st Street vacated in Volume 3758, Page 1317, Deed Records, Travis County, Texas;
3. crossing Old East 51st Street, with the northwest line of said portion of Old 51st Street vacated in Volume 3758, Page 1317, and the southeast line of said portion of Old 51st Street vacated in

Volume 7344, Page 249, same being the southeast line of said Lot 1, **N27°30'22"E 50.00 feet** to a 1/2" iron rod set with a plastic cap at the west corner of said 2 acre First Tract and the north corner of said portion of Old East 51st Street vacated in Volume 3758, Page 1317, and the east corner of said portion of Old East 51st Street vacated in Volume 7344, Page 249, same also being an exterior ell corner of that certain 103.247 acre tract described in a deed to the City of Austin, of record in Volume 1823, Page 97, Deed Records, Travis County, Texas; and

4. continuing with the northwest line of said 2 acre First Tract and the southeast line of said Lot 1 and of said 103.247 acre tract, **N22°59'00"E 212.09 feet** to a 1/2" iron rod set with a plastic cap at the north corner of this tract;

THENCE, with the northeast line of this tract, the following two courses:

1. crossing said 2 acre First Tract, **S64°40'42"E 132.31 feet** to a 1/2" iron rod set with a plastic cap at an angle point; and
2. crossing said 2 acre First Tract, said 2 acre Second Tract, said 1.83 acre tract, and said 12,130 square feet tract, **S35°04'37"E 603.91 feet** to a 1/2" iron rod set with a plastic cap at the east corner of this tract, same being in the curving southeast line of said 1.83 acre tract and the northwest line of Old Manor Road, said curve having a radius of 2250.00 feet and an intersection angle of 01°32'02";

THENCE, with the southeast line of this tract, the following two courses:

1. with the southeast line of said 1.83 acre tract, same being the northwest line of Old Manor Road, with said tangent curve to the left, an arc distance of 60.24 feet, the chord of which bears **S48°14'43"W 60.24 feet** to a 1/2" iron rod set with a plastic cap; and
2. with the southeast line of said 1.83 acre tract, continuing with the southeast line of said portion of Old 51st Street vacated in Volume 7344, Page 249, and continuing with the southeast line of said 3.73 acre tract, same being the northwest line of Old Manor Road, **S47°28'30"W** at 404.98 feet passing on line a 5/8" iron rod found

with a tag at the north corner of said portion of Old Manor Road vacated in Volume 10942, Page 997 and of said 1.97 acre State of Texas tract, from which point a 5/8" iron rod found bears S43°31'03"E 80.86 feet, and continuing with the northwest line of said portion of Old Manor Road vacated in Volume 10942, Page 997 and of said 1.97 acre State of Texas tract, in all a total distance of 538.96 feet to the POINT OF BEGINNING and containing 13.94 acres within these metes and bounds.

Bearing Basis Note

The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone, NAD83(93)(HARN), Combined Scale Factor 0.99989). The reference points for this project are TxDOT concrete monuments with brass disks: N2774020, having coordinate values of N = 10083684.743, E = 3128139.407 and A2274020, having coordinate values of N = 10083240.592, E = 3129135.887, having a grid bearing of S65°58'35"E, and a grid distance of 1090.983 feet.

**SURVEYED BY: McGRAY & McGRAY LAND SURVEYORS, INC.**  
3301 Hancock Dr., Ste. 6  
Austin, TX 78731 (512)451-8591

*Judith J. McGray*

8-29-00

Judith J. McGray, Reg. Professional Land Surveyor No. 2093

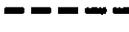
Date

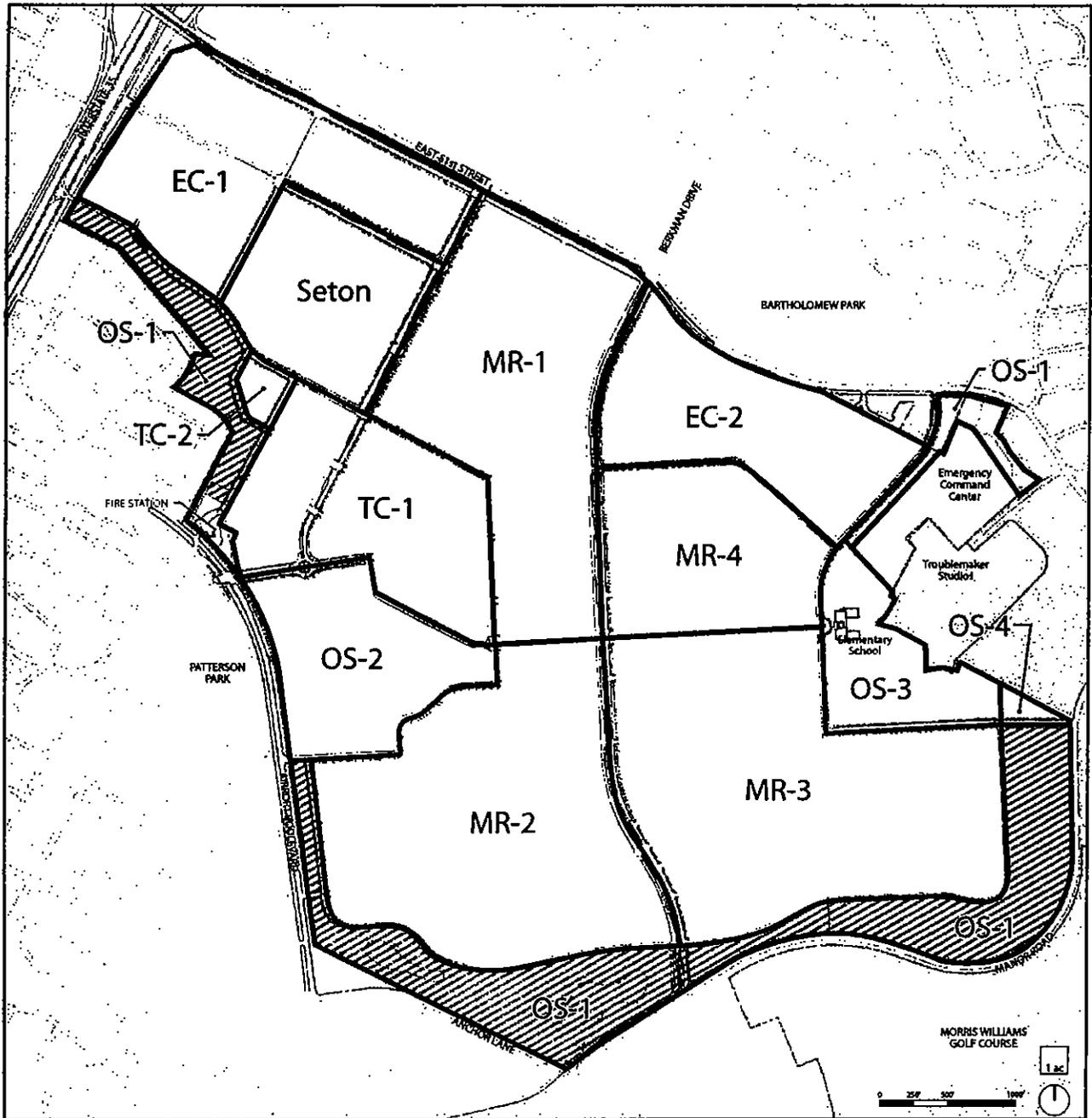
Note: This copy of this description is not valid unless an original signature through an original seal appears on its face. There is a plat to accompany this description. De00107-2

REFERENCES  
TCAD 02-1817-0201  
AUSTIN GRID L-25





 1" = 1000'	<b>SUBJECT TRACT</b> 	<b>PLANNED UNIT DEVELOPMENT</b>		<b>CITY GRID REFERENCE NUMBER</b> L24-25 K25
	<b>PENDING CASE</b> 	<b>CASE #: C814-04-0055</b>		<b>DATE: 04-03</b>
	<b>ZONING BOUNDARY</b> 	<b>ADDRESS: N I 35 @ E 51ST ST</b>		<b>INTLS: SM</b>
	<b>CASE MGR: S. GAGER</b>	<b>SUBJECT AREA (acres): 698.800</b>		



 OPEN SPACE TO BE DEDICATED AS PARKLAND TO CITY OF AUSTIN

TC - TOWN CENTER

MR - MIXED RESIDENTIAL

EC - EMPLOYMENT CENTER

OS - OPEN SPACE/COMMUNITY FACILITIES

# LAND USE PLAN

## MUELLER PLANNED UNIT DEVELOPMENT

AUGUST 26, 2004

EXHIBIT C

MUELLER PLANNED UNIT DEVELOPMENT ZONING USE SUMMARY TABLE

P = Permitted Use C = Conditional Use Permit NP = Not Permitted

RESIDENTIAL USES	SECTION									
	TS-1	TS-2	TS-1	TS-2	TS-1	TS-2	TS-1	TS-2	TS-1	TS-2
Bed & Breakfast (Group 1)	P	P	NP							
Bed & Breakfast (Group 2)	P	P	NP							
Condominium Residential	P	P	NP							
Duplex Residential	P	P	NP							
Group Residential	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Mansion Home	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Mobile Home Residential	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Multifamily Residential	P	P	NP							
Retirement Housing (Small Site)	P	P	NP							
Retirement Housing (Large Site)	P	P	NP							
Row/Shop House	P	P	NP							
Single-Family Attached Residential	P	P	NP							
Single-Family Residential	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Small Lot Single-Family Residential	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Townhouse Residential	P	P	NP							
Two-Family Residential	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Yard House	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP

COMMERCIAL USES	SECTION									
	TS-1	TS-2	TS-1	TS-2	TS-1	TS-2	TS-1	TS-2	TS-1	TS-2
Administrative and Business Offices	P	NP	P+	NP	P	NP	P	NP	P	NP
Agricultural Sales and Services	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Art and Craft Studio (Limited)	P	P	NP	NP	P	NP	P	NP	P	NP
Art and Craft Studio (General)	P	P	NP	NP	P	NP	P	NP	P	NP
Art and Craft Studio (Industrial)	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Automotive Rentals	P*	P*	NP							
Automotive Repair Services	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Automotive Sales	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Automotive Washing (of any type)	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Building Maintenance Services	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Business or Trade School	P	P	P+	NP	P	NP	P	NP	P	NP
Business Support Services	P	P	P+	NP	P	NP	P	NP	P	NP
Campground	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Carriage Stable	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Cocktail Lounge	P*	P*	NP							
Commercial Blood Plasma Center	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Commercial Off-Street Parking	P	P	P	NP	P	NP	P	NP	P	NP
Communications Services	P	P	NP							
Construction Sales and Services	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Consumer Convenience Services	P	P	P	NP	P	NP	P	NP	P	NP

\* The maximum combined gross floor area for an administrative and business offices use and a professional office use is 80,000 square feet.

\* An automotive rental use may keep not more than 20 vehicles on site. The site may not be larger than 22,000 square feet.

\* An automotive repair services use may not exceed 2,400 square feet of gross building area.

+ Maximum gross floor area is 200,000 square feet

+ Maximum gross floor area is 20,000 square feet

\* Maximum gross floor area is 5,000 Square feet. Over 5,000 square feet is a conditional use.

**MUELLER PLANNED UNIT DEVELOPMENT ZONING USE SUMMARY TABLE**

P = Permitted Use    C = Conditional Use Permit    NP = Not Permitted

COMMERCIAL USES continued	T-1		T-2		T-3		T-4		T-5		T-6		T-7		T-8		T-9		T-10	
	P	NP	P	NP																
Consumer Repair Services	P	NP	P	NP																
Convenience Storage	NP	NP	NP	NP																
Drop-Off Recycling Collection Facility	NP	NP	C	NP																
Electronic Prototype Assembly	NP	NP	P	NP																
Equipment Repair Services	NP	NP	NP	NP																
Equipment Sales	NP	NP	NP	NP																
Exterminating Services	NP	NP	NP	NP																
Financial Services #	P	P	P	P+	P	P+	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Food Sales #	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Funeral Services	NP	NP	NP	NP																
General Retail Sales (Convenience) #	P	P	P	P+	P	P+	P	P	P	P	P	P	P	P	P	P	P	P	P	P
General Retail Sales (General)	P	P	P	NP	P	NP														
Hotel-Motel	P	P	P	NP	P	NP														
Indoor Entertainment	P	P	P	NP	P	NP														
Indoor Sports and Recreation	P	P	P	NP	P	NP														
Kennels	P*	P*	P*	NP	P*	NP														
Laundry Services	P*	P*	P*	C	P*	C														
Liquor Sales	P	P	P	NP	P	NP														
Marina	NP	NP	NP	NP																
Medical Offices - exceeding 5000 sq. ft. gross floor area	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Medical Offices - not exceeding 5000 sq. ft. gross floor area	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Monument Retail Sales	NP	NP	NP	NP																
Off-Site Accessory Parking	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Outdoor Entertainment	NP	NP	NP	NP																
Outdoor Sports and Recreation	NP	NP	NP	NP																
Pawn Shop Services	NP	NP	NP	NP																
Personal Improvement Services	P	P	P	NP	P	NP														
Personal Services #	P	P	P	P+	P	P+	P	P	P	P	P	P	P	P	P	P	P	P	P	P

+ Maximum gross floor area is 4,000 square feet. + May not be the only use in a building. + Use with a # symbol may be located in a building with another use with a # symbol only if a use with no # symbol is located in the building. + If the use is located on a street with 4 or more lanes, then pedestrian access from that street must be provided.

+ Maximum gross floor area is 3,500 square feet. + May not be the only use in a building. + Use with a # symbol may be located in a building with another use with a # symbol only if a use with no # symbol is located in the building. + If the use is located on a street with 4 or more lanes, then pedestrian access from that street must be provided.

+ Maximum gross floor area is 3,000 square feet. + A single occupant may not occupy more than 1,500 square feet. + May not be the only use in a building. + Use with a # symbol may be located in a building with another use with a # symbol only if a use with no # symbol is located on a street with 4 or more lanes, then pedestrian access from that street must be provided.

\* A kennel use must be conducted entirely within an enclosed structure.

\* Maximum gross floor area is 2,000 Square feet.

+ Maximum Gross Floor Area is 400,000 square feet.

+ Maximum gross floor area is 3,000 square feet. + May not be the only use in a building. + Use with a # symbol may be located in a building with another use with a # symbol only if a use with no # symbol is located in the building. + If the use is located on a street with 4 or more lanes, then pedestrian access from that street must be provided.

MUELLER PLANNED UNIT DEVELOPMENT ZONING USE SUMMARY TABLE

P = Permitted Use C = Conditional Use Permit NP = Not Permitted

COMMERCIAL USES continued	TC-1	TC-2	EC-1	EC-2	SECTION	MR-1	MR-2	MR-3	MR-4	OS-1	OS-2	OS-3	OS-4
Pat Services	P	P	P	P	NP	P	P	P	P	NP	NP	NP	NP
Plant Nursery	P	P	P	P	NP	P	P	P	P	NP	NP	NP	NP
Professional Office	P	P	P	P	P+	P	P	P	P	NP	P	NP	NP
Recreational Equipment Maint. & Stor.	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Recreational Equipment Sales	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	NP	NP
Research Assembly Services	NP	NP	P	P	P+	NP							
Research Services	NP	NP	P	P	P+	NP							
Research Testing Services	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Research Warehousing Services	NP	NP	P	P	NP	NP	NP	NP	NP	NP	NP	NP	NP
Restaurant (Drive-In, Fast Food) #	P	P	P	P	P+	P	P	P	P	NP	NP	NP	NP
Restaurant (General) #	P	P	P	P	P+	P	P	P	P	NP	P	NP	NP
Restaurant (Limited) #	P	P	P	P	P+	P	P	P	P	NP	P	NP	NP
Scrap and Salvage	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Service Station	P*	P*	P*	P*	NP	NP	NP	NP	NP	NP	NP	NP	NP
Software Development	P	P	P	P	NP	P	P	P	P	NP	NP	NP	NP
Special Use Historic	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	NP	NP
Stables	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	NP	NP
Theater	P	P	P	P	NP	NP	NP	NP	NP	NP	P	NP	NP
Vehicle Storage	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Veterinary Services	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP

+ The maximum combined gross floor area for an administrative and business offices use and a professional office use is 80,000 square feet.

+ Maximum gross floor area is 50,000 square feet.

+ Maximum gross floor area is 400,000 square feet.

+ Maximum gross floor area is 2,000 square feet. + Drive-in prohibited. + May not be the only use in a building. + If the use is located on a street with 4 or more lanes, then pedestrian access from that street must be provided. + Use with a # symbol may be located in a building with another use with a # symbol only if a use with no # symbol is located in the building.

+The maximum combined gross floor area for a restaurant (limited) use and a restaurant (general) use is 5,000 square feet. + May not be the only use in a building. + Use with a # symbol may be located in a building with another use with a # symbol only if a use with no # symbol is located in the building. + If the use is located on a street with 4 or more lanes, then pedestrian access from that street must be provided.

+The maximum combined gross floor area for a restaurant (limited) use and a restaurant (general) use is 5,000 square feet. + May not be the only use in a building. + Use with a # symbol may be located in a building with another use with a # symbol only if a use with no # symbol is located in the building. + If the use is located on a street with 4 or more lanes, then pedestrian access from that street must be provided.

\* May have the capability of fueling not more than eight vehicles at one time.



MUELLER PLANNED UNIT DEVELOPMENT ZONING USE SUMMARY TABLE

P = Permitted Use C = Conditional Use Permit NP = Not Permitted

	TC-1	TC-2	FC-1	FC-2	SE-1	SE-2	SE-3	SE-4	OS-1	OS-2	OS-3	OS-4
<b>CIVIC USES continued</b>												
Private Secondary Educational Facilities	P	P	P	P	NP	NP	NP	NP	NP	P	P	P
Public Primary Educational Facilities	P	P	P	P	NP	NP	NP	NP	NP	P	P	P
Public Secondary Educational Facilities	P	P	P	P	NP	NP	NP	NP	NP	P	P	P
Railroad Facilities	NP											
Religious Assembly	P	P	P	P	P	P	P	P	P	P	P	P
Residential Treatment	C	C	C	C	C	C	C	C	C	C	C	C
Safety Services	P	P	P	P	P	P	P	P	P	P	P	P
Telecommunication tower - subject to SS 25-2-839 (13-2-235 and 13-2-273)	P*	P*	P*	P*	NP	NP	NP	NP	NP	P*	NP	NP
Transitional Housing	C	C	C	C	NP							
Transportation Terminal	C	C	C	C	NP							
All other Civic Uses	NP											
* A telecommunication tower must be located on top of a building or be an architectural component of the building. Free standing towers are prohibited.												
<b>INDUSTRIAL USES</b>												
Basic Industry	NP											
Custom Manufacturing	NP											
General Warehousing and Distribution	NP											
Light Manufacturing	NP											
Limited Warehousing and Distribution	NP											
Recycling Center	NP											
Resource Extraction	NP											
<b>AGRICULTURAL USES</b>												
Urban Farm	NP											
All Other Agricultural Uses	NP											

## MUELLER P.U.D. - SITE DEVELOPMENT REGULATIONS

	MIXED RESIDENTIAL AREA (MR)					
	RESIDENTIAL YARD HOUSE	RESIDENTIAL ROW/SHOP HOUSE	RESIDENTIAL MANSION HOUSE	RESIDENTIAL MULTI-FAMILY	CIVIC	COMMERCIAL
Minimum Lot Size	2,500 SF, 3,500 SF on corner lot	1,375 SF, 1,500 SF on corner lot	7,000 SF	12,500 SF	2,500 SF	2,500 SF
Minimum Lot Width	30 FT., 35 FT on corner lot	16 FT., 25 FT. on corner lot	70 FT.	80 FT.	25 FT.	25 FT.
Maximum Height	35 FT.	40 FT. and 3 stories	40 FT. and 3 stories	65 FT.	65 FT.	65 FT.
Minimum Front Yard Setback	5 FT.	5 FT.	10 FT.	5 FT.	0 FT.	0 FT.
Minimum Street Side Yard Setback	5 FT.	5 FT.	10 FT.	5 FT.	0 FT.	0 FT.
Minimum Interior Side Yard Setback	3 FT-1 IN <sup>1</sup>	0 FT.	5 FT.	10 FT.	0 FT.	0 FT.
Minimum Rear Yard Setback	5 FT.	5 FT.	5 FT.	5 FT.	0 FT.	0 FT.
Maximum Impervious Cover	75%	95%	75%	90%	100%	100%

**Notes**

- 1) A minimum side yard of 3'-1" is permitted (measured from face of building to property line), provided that the adjoining sideyard setback is a minimum of 3'-11" to create a face-of-building to face-of-building space of at least 7 feet.
- 2) Mixed use multifamily buildings with ground floor commercial use shall follow commercial site development regulations.
- 3) Uncovered steps or a porch or stoop may project into a required yard.
- 4) For parks, see site development regulations under Open Space.

## MUELLER P. U. D. - SITE DEVELOPMENT REGULATIONS

	TOWN CENTER MIXED USE (TC)			
	ROW/SHOP HOUSE	MULTI-FAMILY	COMMERCIAL <sup>1</sup>	CIVIC
Minimum Lot Size	1,375 SF, 1,500 SF on corner lot	12,500 SF	2,500 SF	2,500 SF
Minimum Lot Width	16 FT., 21 Ft. on corner lot	80 FT.	25 FT.	25 FT.
Maximum Height (TC-1) <sup>2</sup>	40 FT. and 3 stories	100 FT.	100 FT.	100 FT.
Maximum Height (TC-2) <sup>2</sup>	40 FT. and 3 stories	40 FT.	40 FT.	40 FT.
Minimum Front Yard Setback	5 FT.	0 FT.	0 FT.	0 FT.
Minimum Street Side Yard Setback	5 FT.	5 FT.	0 FT.	0 FT.
Minimum Interior Side Yard Setback	0 FT.	5 FT.	0 FT.	0 FT.
Minimum Rear Yard Setback	5 FT.	0 FT.	0 FT.	0 FT.
Maximum Impervious Cover	95%	95%	100%	100%

**Notes**

- 1) *Parking facilities in Town Center may be retained in common for reciprocal use by Town Center commercial and office/civic tenants (but such facilities are not required), and may (but need not) be included as part of building lot.*
- 2) *Subject to compatibility standards external to the site.*
- 3) *Mixed use multifamily buildings with ground floor commercial use shall follow commercial site development regulations.*
- 4) *Uncovered steps or a porch or stoop may project into a required yard.*

**MUELLER P. U. D. - SITE DEVELOPMENT REGULATIONS**

	EMPLOYMENT CENTER (EC)			
	RESIDENTIAL ROW/SHOP HOUSE	RESIDENTIAL MULTI-FAMILY	CIVIC	COMMERCIAL
Minimum Lot Size	1,375 SF, 1,500 SF on corner lot	12,500 SF	3,600 SF, 4,000 SF on corner lot	3,600 SF
Minimum Lot Width	16 FT., 25 Ft. on corner lot	80 FT.	50 FT.	50 FT.
Maximum Height <sup>1</sup>	40 FT. and 3 stories	75 FT.	75 FT.	75 FT.
Minimum Front Yard Setback	5 FT.	5 FT.	0 FT.	0 FT.
Minimum Street Side Yard Setback	5 FT.	5 FT.	0 FT.	0 FT.
Minimum Interior Side Yard Setback	0 FT.	10 FT.	10 FT.	10 FT.
Minimum Rear Yard Setback	5 FT.	5 FT.	10 FT.	10 FT.
Maximum Impervious Cover	95%	95%	90%	90%

**Notes**

- 1) Subject to compatibility standards external to the site.
- 2) Mixed use multifamily buildings with ground floor commercial use shall follow commercial site development regulations.
- 3) Uncovered steps or a porch or stoop may project into a required yard.

## MUELLER P. U. D. - SITE DEVELOPMENT REGULATIONS

	SETON	OPEN SPACE (OS) <sup>1</sup>	
		CIVIC	COMMERCIAL
Minimum Lot Size	N/A	5,000 SF	5,000 SF
Minimum Lot Width	N/A	20 FT.	20 FT.
Maximum Height <sup>2</sup>	120 FT. (Hospital services use, limited & general) 85 ft. (all other uses)	35 FT.	35 FT.
Minimum Front Yard Setback	0 FT.	5 FT.	5 FT.
Minimum Street Side Yard Setback	0 FT.	5 FT.	5 FT.
Minimum Interior Side Yard Setback	0 FT.	0 FT.	0 FT.
Minimum Rear Yard Setback	0 FT.	0 FT.	0 FT.
Maximum Impervious Cover	80%	75%	75%
Maximum Building Coverage	75%	N/A	N/A

**Notes**

1. Includes all park sites; see additional regulations for the Fire Station, Elementary School Site & the Bow-Trussed Hangar Site.
2. Subject to compatibility standards external to the site.

**MUELLER P. U. D. - SITE DEVELOPMENT REGULATIONS**

	OPEN SPACE		
	FIRE STATION SITE	ELEMENTARY SCHOOL SITE	BOW-TRUSSED HANGAR SITE
Minimum Lot Size	43,560 SF.	348,480 SF	12,000 SF
Minimum Lot Width	50 FT.	20 FT.	20 FT.
Maximum Height	35 FT.	50 FT.	50 FT.
Minimum Front Yard Setback	25 FT.	10 FT.	25 FT.
Minimum Street Side Yard Setback	10 FT.	10 FT.	10 FT.
Minimum Interior Side Yard Setback	10 FT.	10 FT.	10 FT.
Minimum Rear Yard Setback	25 FT.	10 FT.	30 FT.
Maximum Impervious Cover	65%	75%	85%

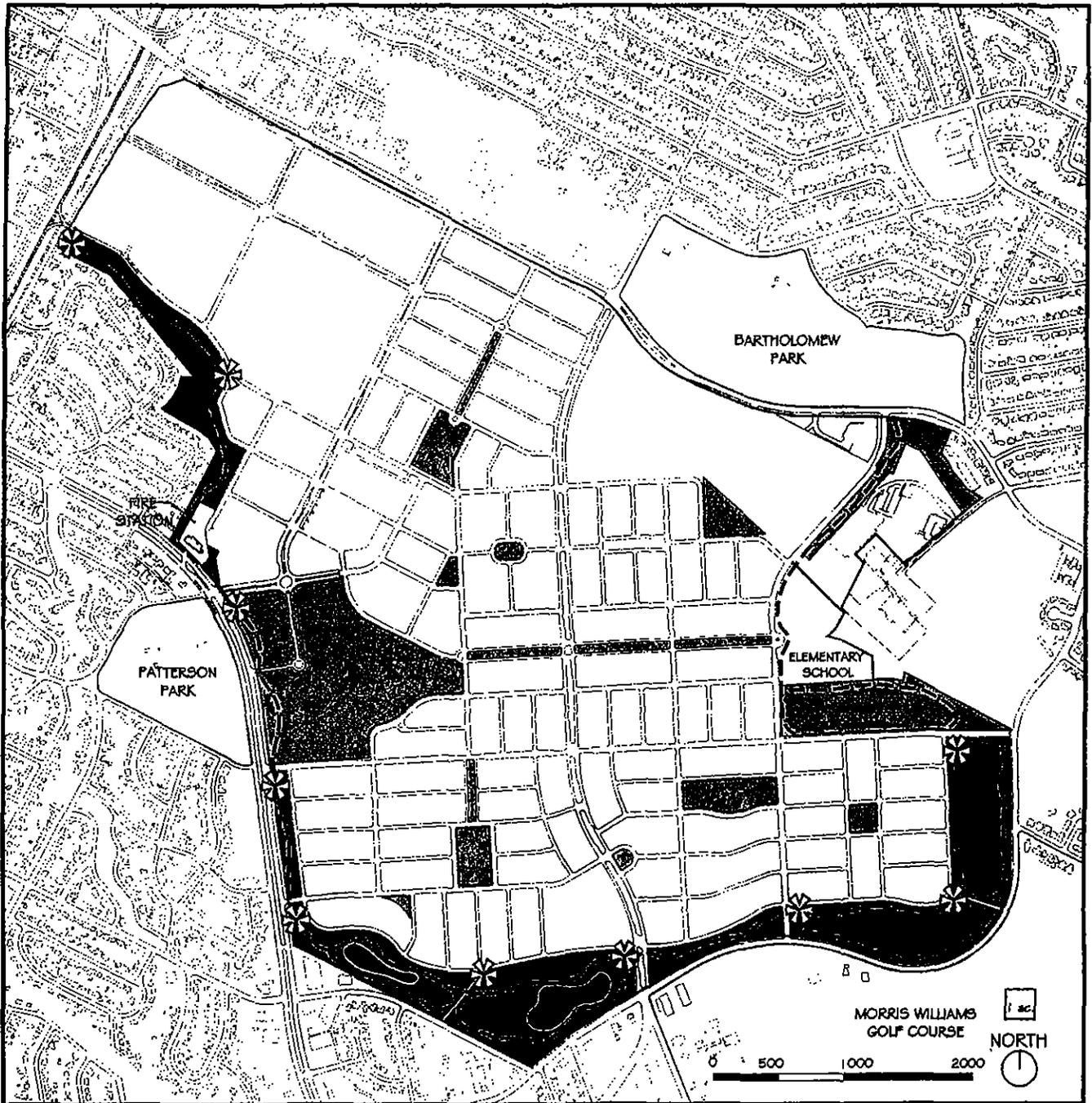
# EXHIBIT

## MUELLER P.U.D. DENSITY TABLE

LAND USE AREA	LAND AREA (acres)	% OF TOTAL	MAXIMUM ALLOWABLE DENSITIES
MIXED RESIDENTIAL 1 (MR-1) (land area excludes neighborhood parks & open space)	48.5	6.9%	<ul style="list-style-type: none"> <li>• Up to 1200 dwelling units, including Congregate Living units</li> <li>• Up to 300,000 gsf of office</li> <li>• Up to 20,000 gsf of commercial</li> <li>• Up to 20,000 gsf of civic use (excludes Congregate Living use)</li> </ul>
MIXED RESIDENTIAL 2 (MR-2) (land area excludes neighborhood parks & open space)	61.5	8.8%	<ul style="list-style-type: none"> <li>• Up to 850 dwelling units, including Congregate Living units</li> <li>• Up to 40,000 gsf of office</li> <li>• Up to 20,000 gsf of commercial</li> <li>• Up to 20,000 gsf of civic use (excludes Congregate Living use)</li> </ul>
MIXED RESIDENTIAL 3 (MR-3) (land area excludes neighborhood parks & open space)	65.5	9.4%	<ul style="list-style-type: none"> <li>• Up to 1,700 dwelling units, including Congregate Living units</li> <li>• Up to 40,000 gsf of office</li> <li>• Up to 20,000 gsf of commercial</li> <li>• Up to 20,000 gsf of civic use (excludes Congregate Living use)</li> </ul>
MIXED RESIDENTIAL 4 (MR-4) (land area excludes neighborhood parks & open space)	24.1	3.4%	<ul style="list-style-type: none"> <li>• Up to 500 dwelling units including Congregate Living units</li> <li>• Up to 20,000 gsf of commercial or office</li> <li>• Up to 20,000 gsf of civic use (excludes Congregate Living use)</li> </ul>
TOWN CENTER MIXED USE (TC-1 & TC-2)	42.0	6.0%	<ul style="list-style-type: none"> <li>• Up to 1500 dwelling units, all of which shall be Multi-Family, Row house or Shop house Units.</li> <li>• Up to 1,000,000 gsf of commercial/civic/office</li> </ul>
EMPLOYMENT CENTER 1 (EC-1)	50.3	7.2%	<ul style="list-style-type: none"> <li>• Maximum Office/Civic of 2,191,068 gsf.</li> <li>• Up to 450,000 gsf of retail, subject to the Traffic Impact Analysis.</li> <li>• Up to 700 units, all of which shall be Multi-family, Row house or Shop house units.</li> </ul>
SETON EMPLOYMENT CENTER (SETON)	32.2	4.6%	<ul style="list-style-type: none"> <li>Refer to Mueller PUD Zoning Use Summary Table for land use maximums. Cumulative maximum square footage for the 32.212 acre Seton tract shall be the lesser of 1,400,541 square feet or the size dictated by the total sizes and types of future facilities which generate a maximum traffic intensity of 21,950 day trips; 1,851 A.M. and 1,917 P.M. peak hour trips as contemplated in the RMMMA Cateilus Traffic Impact Analysis.</li> </ul>
EMPLOYMENT CENTER 2 (EC-2)	43.0	6.2%	<ul style="list-style-type: none"> <li>• Up to 220,000 gsf of film production and ancillary space associated with the Austin Film Society.</li> <li>• Maximum Office/Civic of 700,000 gsf.</li> <li>• Up to 30,000 gsf of commercial</li> </ul>
OPEN SPACE/COMMUNITY FACILITIES (OS)	151.1	21.6%	<ul style="list-style-type: none"> <li>• 139.7 acres (20% of land area) for greenways, parks, recreation and community centers, excluding school and fire station sites. Maximum gsf allowed within this area:                             <ul style="list-style-type: none"> <li>• Up to 30,000 gsf associated with the Bow-Trussed Hangar site and buildings in OS-2; and</li> <li>• Up to 20,000 gsf of park-related ancillary structures</li> </ul> </li> <li>• Elementary School Site: Up to 160,000 gsf for school and recreation center</li> <li>• Fire Station Site: Up to 20,000 gsf</li> </ul>
RIGHTS-OF-WAY (STREETS/ALLEYS)	180.5	25.8%	
TOTAL MAXIMUM RESIDENTIAL ALLOWED			<ul style="list-style-type: none"> <li>• 6.450 Dwelling Units (Subject to Traffic Impact Analysis)</li> </ul>
TOTAL MAXIMUM COMMERCIAL ALLOWED			<ul style="list-style-type: none"> <li>• 5.33 Million Square Feet (Subject to Traffic Impact Analysis)</li> </ul>
<b>TOTAL LAND AREA</b>	<b>698.7</b>	<b>100%</b>	

**NOTES:**

- 1) Row houses include Mueller House units for the purposes of this table.
- 2) All maximum allowable densities are subject to the Traffic Impact Analysis.
- 3) So long as uses are permitted in a land use area, residential maximum allowable densities may be transferred from one land use area to another provided that the overall project maximum for residential density is not exceeded.
- 4) Open space is inclusive of neighborhood parks located in each of the mixed residential areas and the Town Center.



**CITY OF AUSTIN PARKS**  
 Linear park system with hike and bike trail, seating areas, overlooks, picnic areas, and landscaped wetponds and detention basins. Multi-purpose community playfields will be located in the southeast greenway.

**MUELLER OPEN SPACE/COMMUNITY FACILITIES**  
 A diverse park and open space system including the Lake Park, and a series of smaller Neighborhood Parks, Pocket Parks, linear Block Parks, Greenways, and Recreation and Community Centers.

 TRAIL ACCESS

 HIKE AND BIKE TRAIL (GRAPHIC LAYOUT)

# PARK PLAN

MUELLER PLANNED UNIT DEVELOPMENT

AUGUST 26, 2004

EXHIBIT G

# EXHIBIT

## Street Cross-Section Table

Roadway Type	ROW	No. of Lanes	Curb Basis	Sidewalk*	Paving	Parking	Bike Lanes	Street Classification for Pavement Design Only
Transit Boulevard A	132'	2, divided	14.5'	Yes	2@24.5', 54' median	2 sides	Yes	Minor Arterial
Community Boulevard B	107'-116'	4, divided	14.5'	Yes	2@34'-35', 18' median	2 sides	Yes	Minor Arterial
Community Boulevard C	93'	4, divided	14.5'	Yes	2@23', 18' median	No	Off-Street Parallel	Minor Arterial
Community Boulevard C1	93'	3, divided	14.5'	Yes	18', 18' median, 28'	No	Yes	Minor Arterial
Neighborhood Boulevard D	70'	2	12'	Yes	46'	2 sides	Yes	Primary Collector
Linear Park Boulevard D1	112'-130'	2, divided	12'	Yes (median + curb basis)	2@19', 50'-68' median	2 sides	No	Neighborhood Collector
Greenway Street E	80'	2	12'-32'	Yes	36'	1 side	Off-Street parallel	Neighborhood Collector
Greenway Street at Seton E1	60', 26' easement	2	12'-38'	Yes	36'	1 side	Off-Street parallel	Neighborhood Collector
Town Center Main F	84'	2	20'	Yes	44'	2 sides	Wide outside lane	Neighborhood Collector
Neighborhood Connector H	60'	2	12'	Yes	36'	2 sides	No	Residential Collector
Neighborhood Local J	50'	1 (shared for 2-way traffic)	11'	Yes	28'	2 sides	No	Local
Neighborhood Local J1	50'	2	11'	Yes	28'	1 side	No	Local
Residential Alley K	20'	1 (shared for 2-way traffic)	2.5'	No	15'	No	No	Local

\*All sidewalks shall have a minimum 4' width.

Note: Street cross-sections may be modified with the approval of both the Watershed Protection and Development Review and the Transportation, Planning and Sustainability Department or their successors.

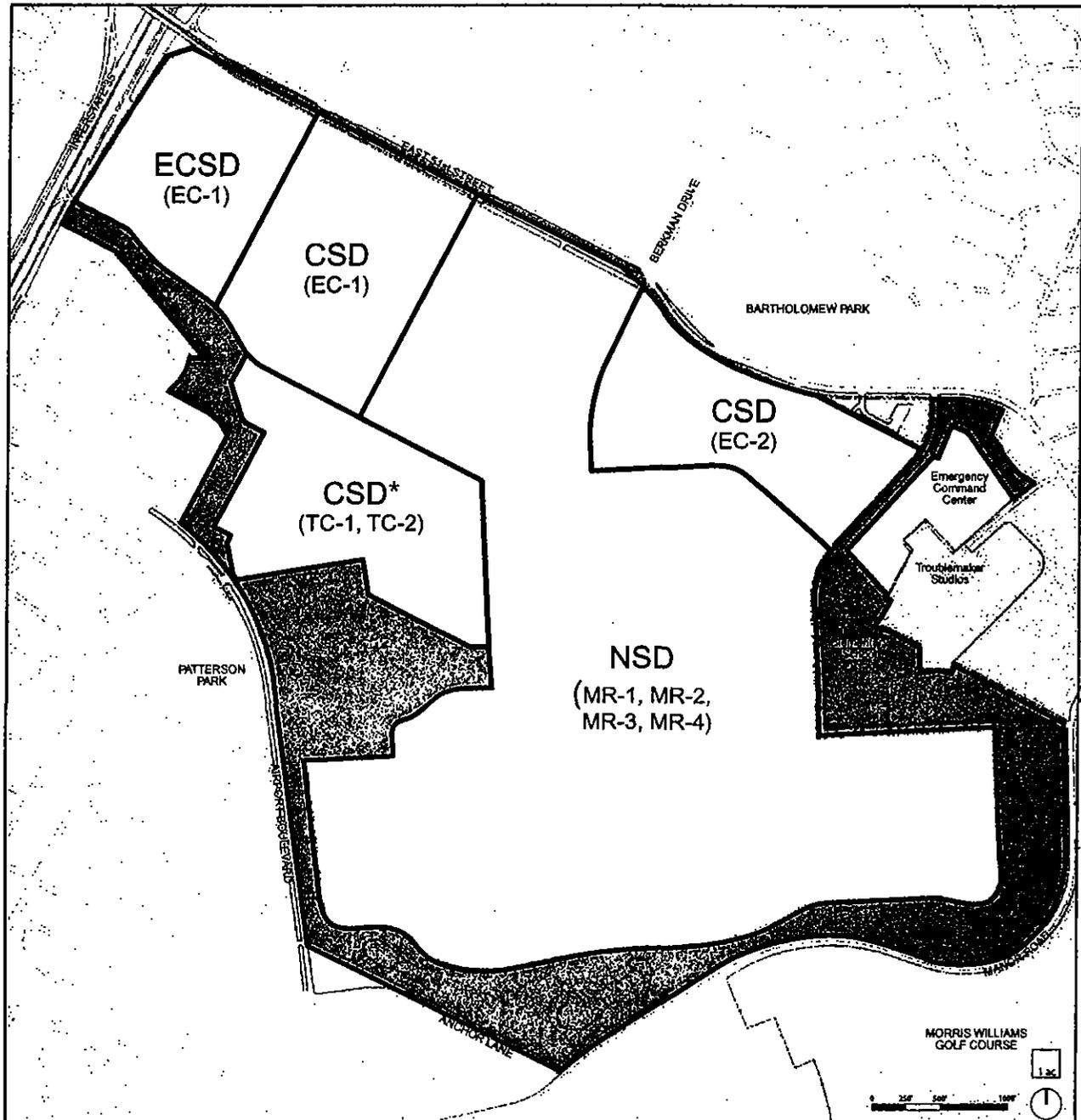
August 26<sup>th</sup>, 2004

## EXHIBIT I

### OFF-STREET PARKING REGULATIONS AND RATIOS

- (1) There is no off-street loading requirement for a building with less than 10,000 square feet of gross building area. The director shall determine the location, number, and dimensions of the off-street loading for a larger building.
- (2) Except as approved by the director, parking in alleys is prohibited.
- (3) This section establishes minimum vehicular parking requirements.
  - (a) Except as otherwise provided in this subsection, a commercial use shall provide one parking space for every 500 square feet of gross building area.
  - (b) An office use shall provide one parking space for every 500 square feet of gross building area.
  - (c) A condominium residential, multi-family residential, group residential, mansion home, and retirement housing (large and small site) use shall provide one parking space for the first bedroom of a dwelling unit and 0.5 parking space for each additional bedroom.
  - (d) A townhouse residential, single-family residential, duplex residential, yard house, row house, shop house, group home (Class I General, Class I Limited, and Class II), and family home use shall provide two parking spaces for each dwelling unit.
  - (e) A daycare services (commercial, general and limited), primary educational facilities (private and public), or secondary educational facilities (private and public) use shall provide one parking space for each employee.
  - (f) A hospital services (general and limited) use must provide one visitor parking space for every 4 beds and one parking space for every two employees.
  - (g) An indoor entertainment use shall provide one parking space for every 15 seats.

- (h) An amphitheater shall provide one parking space for every 15 seats.
  - (i) An indoor entertainment use or amphitheater located in the OS-2 land use area is part of the Town Center land use area for parking purposes.
  - (j) A community center shall provide one parking space for every 200 square feet of gross building area.
  - (k) A playfield shall provide eight parking spaces per field.
  - (l) Off-street parking is not required for park and recreational facilities, community recreation facilities (private), community recreation facilities (public), community events facilities, outdoor sports and recreation facilities (such as neighborhood parks, pavilions, picnic shelters or tables, playgrounds, swimming pools, boat rental facilities, basketball/sport courts, or bike rental facilities) except for playfields.
  - (m) The director shall determine the parking requirement for any use not listed in this subsection.
- (4) Except as otherwise provided in this section, bicycle parking shall be provided in accordance with Chapter 25-6, Appendix A of the City Code. A commercial use parking lot or garage shall provide not less than one bicycle parking space for every 20 motor vehicle parking spaces.
- (5) In the Town Center land use area, the required parking for a use may be located anywhere in the land use area. Community parking facilities are encouraged.



- CSD - COMMERCIAL SIGN DISTRICT
- ECSD - EXPRESSWAY CORRIDOR SIGN DISTRICT
- NSD - NEIGHBORHOOD SIGN DISTRICT
- OPEN SPACE (OS-1, OS-2, OS-3, OS-4) (NEIGHBORHOOD SIGN DISTRICT)

\*Commercial sign district allowing projecting signs per 25-10-129

# SIGN DISTRICTS

## MUELLER PLANNED UNIT DEVELOPMENT

AUGUST 26, 2004

EXHIBIT J